Eye of Sustainable Planning: A Conceptual Heritage-Led Urban Regeneration Planning Framework

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Abstract

Purpose of the Study: In recent decades, social sustainability remained comparatively less exposed than economic and environmental sustainability. In addition, the implementation and integration of sustainable development within a management framework is the main problem of urban regeneration projects. Moreover, there is a lack of studies offering the most proficient method to make urban regeneration planning exercises sustainable. Therefore, this paper aims to develop a sustainable heritage-led urban regeneration planning framework.

Design/Methodology: First, iterative approach is used in conjunction with a literature review to develop the first version of the theoretical framework. Then, the validation of the findings and further improvements are established by conducting semi-structured interviews with professionals in Northern Cyprus. Finally, a questionnaire survey is conducted to validate the final version of the conceptual framework.

Findings: Content analysis results showed that there is a lack of knowledge towards heritage-led urban regeneration among the local community and it is the main source of sustainable planning problems. Therefore, a questionnaire survey is conducted to validate this problem. The results validated that there is a sustainability perception difference between the local community and professionals, and the knowledge level of the local community was not satisfactory.

Contribution to Knowledge: This research contributes the literature by integrating sustainable heritage-led urban regeneration into a planning framework. Moreover, this research is the first sustainable urban regeneration planning framework in the literature customised to be used in Northern Cyprus. Finally, the methodology to construct “eye of sustainable planning” framework proposed in this research can be used as a foundation for location specific sustainable planning frameworks.

Publications

1. Dogruyol, K., Aziz, Z., & Arayici, Y. (2018). Eye of Sustainable Planning: A Conceptual Heritage-Led Urban Regeneration Planning Framework. Sustainability, 10(5), 1343.

This thesis is dedicated to my wife, Berna Celik Dogruyol and my daughter, Azra Nevgul Dogruyol for their support and encouragement during my studies.

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Declaration

This thesis is presented as an original contribution based on Doctor of Philosophy Research at the University of Salford, United Kingdom and has not been previously submitted to meet requirements for an award at any higher education institution under my name or that of any other individuals. To the best of my knowledge and belief, the thesis contains no materials previously published or written by another person except where due reference is made.

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Kagan Dogruyol

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Chapter 1: Introduction

1.1 Research Background:

Mebratu (1998) has defined sustainable development as a concept that meets the requirements of existing generations without compromising the ability of upcoming generations to meet their own requirements. In addition to this, Kropp and Lein (2013) stated that when sustainable development is adopted as a method in construction, first and foremost, great care must be taken regarding the prosperity of future generations, and meeting the needs of the present without engendering significant environmental degradation into the future is the key to achieve this. The concept of sustainable development assumes that society, with respect to its inherent nature, can directly develop and alter towards a more desirable future state via indigenising policies and programmes for minimising energy consumption, preserving biological diversity, reducing pollution, promoting social unity, and encouraging more efficient landscape designs.

Economic, social, and environmental dimensions are accepted as the three pillars model of sustainability on which to formulate methods of sustainable development. This model is developed in order to improve every aspect individually (Eizenberg & Jabareen, 2017). Even though, sustainability is ambiguous, its ability to force stakeholders such as decision makers and public authorities, to reflect on how a development is affecting the dimensions of sustainability makes it a valuable model (Goonetilleke, Yigitcanlar, & Lee, 2011).

It is also anticipated by Soini and Dessein (2016) that the introduction of culture as a 'fourth pillar' or in another explicit role would change the current state of affairs in sustainability research and policy. If culture is considered as having an independent function in sustainability, then it will be realised as the fourth pillar. This statement considers culture as a dimension of sustainability parallel to environmental, social and economic dimensions. Therefore,

sustainable development is not just limited to the three main pillars named as social, economic and environment. Relatively, the goals and objectives of sustainable development create functions that need to be analysed and evaluated parallel to the three pillars of sustainability. In short, culture needs to be analysed parallel to the three main pillars.

Moreover, heritage has a value in urban regeneration. It supports urban sustainability dimensions and adds extra value into account. For instance, everyone needs to have a holiday at least once a year to relax. Consequently, heritage becomes an extra measure that is used in the holiday destination decision-making process. Therefore, exploiting the potential in heritage during urban regeneration projects adds values and support sustainability in the regenerated area.

There is a tendency in current discussions to solely focus on technical and economic features of urban regeneration. However, the contribution of built heritage to a society's wellbeing is being increasingly recognised by governments. Thus, heritage and its indicators are accepted as a major element of quality of life (Tweed & Sutherland, 2007). Therefore, heritage, like culture, has a parallel and individual contribution to urban regeneration projects that require in-depth attention to sustainable planning concepts.

Over the past years, definitions made about heritage have been revised and reinterpreted. These definitions are unavoidably comprehensive and incorporate landscapes, buildings, and collections as well as intangible elements such as identity, tradition, language, and music. Considering the time span of the definitions, description of heritage ranges from pre-history to more recent events. The consequences of heritage-led urban regeneration can be generally regarded as economic, social and cultural and environmental. These consequences can be either positive or negative and may be both quantitative and qualitative (towns & regions, 2007).

Bullen and Love (2011) have highlighted that it is widely acknowledged by the community that conservation of heritage buildings plays a critical role in obtaining significant economic, cultural, and social benefits. Promoting sustainability in the built environment is part of a wider revitalisation strategy. As a part of this strategy, many structures with cultural and historical importance are adapted for future use and/or reused instead of being demolished. The consequences of adaptive re-use comprise: enhancements in material and resource efficiency to maintain environmental sustainability; cost reductions with the intention of obtaining economic sustainability, and retention to achieve social sustainability. Conservation of structures with heritage value has become a building block of regeneration, which contends that sustainable historical environments should:

- Signify local life;
- Enhance the quality of life;
- Preserve local identity, diversity, and vitality;
- Minimise the diminution of unrepairable heritage assets;
- Empower public participation;
- Deliver a strong policy agenda to integrate heritage conservation objectives with the aims of sustainable development.

According to official figures from the U.K. government, approximately 376,000 buildings are listed in the United Kingdom. Out of these, a majority of the buildings are in use and well maintained. Problems generate once these listed buildings fall out of use and they cannot be adaptable for future alternative use. As a consequence, these buildings are generally ignored and no repair and maintenance are applied to them (Jonas & Heritage, 2006).

Furthermore, a recent report prepared by the towns and regions (2007) revealed that environmental improvements as well as securing the re-use of existing structures with historical values can make important impacts on the regeneration of urban areas. This report emphasised that alternative uses of historical structures need to be allowed in order to meet new demands. Moreover, the report highlights that only a few local authorities monitor results and/or quantify the environmental, social, and economic benefits of major heritage investment projects.

In addition to this, another study performed by Cowell (2004) exposed that, in spite of differences among social groups, there is a common recognition that investment in heritage is mainly for the benefit of the community. This study measured a wide cross-section of the public to create patterns of participation in heritage, its meaning to people, and the barriers preventing greater access, with 86% of respondents agreeing that 'the heritage in my area is worth saving'. On the other hand, in this survey, 75% of the participants agreed that 'restoring older buildings plays a vital role in reviving neighbourhoods'. In other words, heritage's significance fosters communities' involvement in regeneration projects.

Sustainable urban regeneration has regularly been recognised by a constitution of social, economic and environmental objectives. Yet, a model that does not have a focal spotlight on human well-being and prosperity may neglect to perceive the basic fundamental connections included and, along these lines, the opportunities for recognising the strategies that can generate benefits. In order to safeguard effective and sustainable urban planning, a joint approach that states the apprehensions in all sustainability dimensions ought to be embraced. The three dimensions must get equivalent consideration and significance in sustainable urban regeneration planning (Tang & Lee, 2016).

It is essential to perform urban regeneration with equal sensitivity if the main target is to create a better built environment and stronger communities. Comprehending how places alter and

knowing the importance of their history paves the way for successful and sustainable urban regeneration. As an example, over the last decade, with the help of heritage regeneration schemes worth over £73m, towns of Cornwall in the UK have been transformed. This transformation has helped to strengthen the self-image of the community, recreated viable and attractive places, encouraged sustained inward investment, levered in an important amount of capital and created numerous local jobs (Council, 2009).

On the other hand, there are many examples where heritage-led urban regeneration projects have faltered or failed completely. The drivers of these faltering and failures vary from project to project and are often very complex. In their study, Jonas and Heritage (2006) have underlined that in some circumstances, unexpected costs have damaged viability; in others, professionals have struggled to find a beneficial use for a listed structure, while elsewhere regenerated structures have failed to attract sufficient public interest. There is a 'cost' of failure if heritage assets are not successfully integrated with an area announced to be under regeneration schemes or left aside for being 'too difficult' to integrate. A heritage asset can rapidly fall into disrepair if required care and maintenance is not given to it. As a result of this type of failure, the overall environmental quality of the area can be lowered, and this could counteract the positive effects of wider regeneration initiatives that are taking place. Conversely, the regeneration of heritage structures develops strong economic cases. Benefits of heritage-led urban regeneration projects are not only associated with the heritage structures, but also with the wider area and community. The addition of heritage values in regeneration systems offers a focus and trigger mechanism for sustainable alteration. Effective regeneration systems not only create a positive impact on heritage values, but also enhance the economy of the neighbouring environment. Thus, heritage-led urban regeneration projects have effective planning problems.

A diminutive amount of attention is attributed to socio-economic development within the host community. So, the orientation of urban conservation planning focused on the protection and

restoration due to the urban conservation planning which resulted in the protection and restoration of historic monuments, significant buildings, and their physical characteristics. The rigidity of the policies and measures implemented disallowed the integration with more local development-oriented plans, therefore making their implementation more problematic. Fortunately, the current situation is better off, due to the alterations of urban conservation. The conservation of historic urban areas and towns should represent a vital aspect of rational socio-economic development policies as well as urban and local planning at every level. It should also bid the importance of public involvement as well as evasion of rigidity, due to its essentiality in the accomplishing the goals of the conservation programs. Nowadays, the expression "urban conservation" and "regeneration" is vastly used to express the consideration of socio-economic measurements in urban conservation planning and to mirror the importance of integrative planning (Peerapun, 2012).

From a managerial aspect, an authority, be it singular or collective, would supervise in a unified manner towards the renovation of a heritage site in order to create a common development and operation, which translates into an integrated reading of the conserved system by any visitor. On the other hand, a single management figure creates a more authoritarian outcome on the heritage due to the domination of the construction's meaning. Even though the academic literature iterates the importance of modification of previously implemented methods at heritage sites, strain exists with the requirement for a supervising body in order to achieve efficient operating. In the case of the exclusion of a supervising body, the renovated heritage would be endangered into becoming a collection of parts without any relevant narrative and strategic resource distribution (Taylor & Landorf, 2015). Consequently, stakeholder participation is essential to effectively manage projects involving heritage sites in the pursuit of sustainable urban regeneration.

Culture needs to be considered as a social asset where extensive acceptance by the local community creates economic impact as a consequence, and not the cause. If a top-down approach of management is not equalised by a bottom-up approach, the development ability of the culture cannot be released by public participation (Sacco & Tavano Blessi, 2009).

As socio-economic and cultural benefits clash, the planning will be implemented, often leading to the valuing of one over the other. A one-sided development does not result in the advancement of all the major investors in the historically significant regions. Participatory planning is an array of processes through which different groups and interests intermingle in order to achieve consensus on a plan and its implementation. Any group may initialise the participatory scheme while the form and schedule will most likely need to be mediated and agreed upon by the participants. Due to the importance of the participation of the stakeholders, it is mandatory for the planner to consider the variety of stakeholders as well as the sort of participation (Peerapun, 2012).

According to Bevilacqua, Maione, Pizzimenti, Calabrò and Zingali (Bevilacqua, Maione, Pizzimenti, Calabrò, & Zingali, 2014)), if integration is seen as one of the prime aims to succeed in urban regeneration and complexity as the uniqueness of urban dynamics correlated to the respective context, the involvement of the community will be understood as essential towards the sustainable urban regeneration initiative. Their research project, named Commercial Local Urban Districts (CLUD), demonstrated that urban regeneration initiatives examined in the San Diego region generated benefits for the society relating to their local social needs through community involvement.

1.2 Research Rationale

Without integrating a sustainable development concept, urban heritage is being seriously destroyed, leading to the diminishing of historical district space. Facts indicate that considering diversified methods for conservation, renewing selectively with the banishing of total renewal, and endowing urban heritage with new uses are effective ways to realise sustainable development (Rui, 2008).

However, sustainability is being realised over a non-specific time horizon and lack of tangible indicators to measure whether a completed development has sustainable or unsustainable outcomes in practice is also an important challenge (Kropp & Lein, 2013). Besides, pillars of sustainability are also considered as consistent and mutually collaborative with each other instead of being completely isolated. Nevertheless, in recent decades, sustainable development policies and research have mainly focused on environmental and economic sustainability, which has led to where social sustainability remained comparatively less exposed (Liu, Dijst, Geertman, & Cui, 2017).

In addition to this, Hart, Northmore, Gerhardt, and Rodriguez (2009) indicated the existence of rich academic research in the public sphere, specifically in planning and urban regeneration. Nevertheless, they additionally noted the absence of studies examining these exercises and offering suggestions on the most proficient method to make them sustainable.

According to Simeon and Martone (2014), the modest expansion of the cultural market and endogenous development is correlated with the absence of a systemic vision in public policy, reduction in cultural activities funding, as well as a disassociation between protection policies and the promotion of cultural heritage policies. Therefore, in order to avoid the crystallisation and deterioration of the culture, which would eventually become an economic burden rather than a resource, an impending need for cultural transmission between generations,

communication with the targeted audience, as well as the moulding over time of the traditional outtake on culture into an evolved modern version is required.

It is important to note at this point that many types of knowledge are blended together in the sustainable planning process. Especially, there are instances where the knowledge of a local community is recognised as more formidable than that of the professionals because of the perception differences between them. Local residents have an in-depth knowledge of the environment and accurate references to problems involved in it. Moreover, local community members have mindsets of esteeming the environment, which is different from the views of policy makers and urban planners. This situation is uncommon. Yet, once it is put to the foreground during the individual and community empowerment process, opportunities to understand how social change is occurring can be considered (Fenster & Kulka, 2016). In addition, Galvin and Mooney Simmie (2017) stated, in their recent study, that the local community in the study area claimed that they possess a knowledge acquired by live experiences that authorities did not have. Therefore, the local community has different perceptions through sustainable development than the professionals and it is valuable to take local residents' perspectives into account through participatory planning.

In addition to this, there is a possibility that to construct a new road by demolishing a built heritage may lead to better economic, environmental and social sustainability indicators in terms of quality of life (Stubbs, 2004). Thus, there is a dilemma between the choice of demolishing the built heritage or its re-use. By taking the community's perception towards the sustainable development and possible re-use plans into account, it creates a bigger picture for decision-makers in order to achieve sustainable development in heritage-led urban regeneration projects. However, the dichotomy between the local residents and professionals will create conflict, and consensus building will become more problematic during the sustainable planning

process. Therefore, a methodology that will mitigate conflict between stakeholders is necessary for sustainable heritage-led urban regeneration projects.

Besides, culture is frequently studied under the social dimension of sustainability. However, a recent study exposed that there are not many studies to produce an analytical and organised method that will take 'culture' and 'sustainability' into account together (Soini & Dessein, 2016).

The huge transformations that cities, societies and the environment have undergone over the last decades, and the associated consequences, require a more efficient and robust planning and development perspective (Yigitcanlar & Dizdaroglu, 2015). Thus, holistic planning concepts that encompass all facades of sustainable development factors need to be taken into account in the sustainable development initiatives.

According to Goonetilleke et al. (2011), one of the utmost significant challenges for urban regeneration planning is the implementation and integration of sustainable development within the management framework for urban development. Hence, a planning framework to manage sustainable urban regeneration is in great need by project managers and public authorities. With the intention of achieving sustainable development that is still difficult to define, operational areas of urban development need to be viewed holistically as against contemporary fraction-based research, policies, and plans that are being carried out. In the age of growing interest for sustainability in both natural and built environments, an integrated framework that includes rational planning and development processes together with respect to the restrictions of the environment can be seen as a means to support the sustainability of the urbanisation process (Yigitcanlar & Teriman, 2015).

The walled city of Famagusta, Northern Cyprus is selected in order to perform a quantitative survey and professionals from governmental bodies in Northern Cyprus are approached to

conduct a qualitative analysis. Despite the European Union (EU), the United Nations Office for Project Services (UNOPS) and the United Nations Development Programme (UNDP) in 2005 aiding in the development of conservation activities in the region, several issues regarding the problems in the visioning and institutionalisation arose throughout the conservation process resulting in the loss of historical setting and prolonged implementation (Basarir, 2009). Therefore, both the local community's and the professionals' experience gained from EU-funded projects is the criteria that led to this case study area being selected. Moreover, it should be noted that there is no study in the literature that addresses how to solve heritage-led urban regeneration planning problems in Northern Cyprus.

Finally, after analysing the aforementioned sustainable planning problems in urban regeneration projects, any framework aiming to solve sustainable planning problems in heritage-led urban regeneration projects has not been found in the literature. Consequently, this research aims to develop a sustainable heritage-led urban regeneration planning framework, which will act as an urban regeneration project life cycle model and aid the sustainable planning and decision-making process for project managers. The research design focuses on the development of a sustainable planning framework by extracting the elements of sustainable planning from a literature review, interviews with professionals from governmental bodies, and a questionnaire survey with stakeholders from the case study region.

1.3 Research Questions, Aim, and Objectives

1.3.1 Research Questions

In this manner, the following research questions are identified for the research:

1. 'What steps do projects managers need to take for sustainable heritage-led urban regeneration planning in Northern Cyprus?'
2. 'What are the elements of the sustainable planning process for project managers in heritage-led urban regeneration projects?'
3. 'What are the sources of conflict between professionals and the local community in the context of the sustainable urban planning process?'
4. 'What are the sources of the problems in sustainable heritage-led urban regeneration planning?'

1.3.2 Research Aim

After considering the aforementioned emerging literature, the aim of this research is set to be as follows:

'To develop a sustainable heritage-led urban regeneration planning framework, which will act as an urban regeneration project life cycle model and aid the sustainable planning and decision-making process for project managers.'

1.3.3 Research Objectives

The necessary research objectives identified to accomplish the research aim are given as follows:

1. To discover challenges in heritage-led urban regeneration planning.

2. To develop and understand key drivers in sustainable planning.
3. To identify elements of sustainable heritage-led urban regeneration planning.
4. To conceptualise a heritage-led urban regeneration framework.
5. To investigate the existence of any lack of knowledge among the local community.
6. To examine the perception difference between professionals and local community towards sustainability.
7. To evaluate and validate a final version of the conceptual framework.

1.4 Unit of Study

The personal experiences of the local community and experts from organisations are used to answer the research questions of this study. Consequently, individuals and organisations are two units of study that are analysed in this research. The local community of those living in the case study area is analysed as individuals and experts from governmental departments as organisations.

1.5 Outline of Research Methodology

The research methodology is organised under five phases to accomplish research objectives and questions. The organised phases that reflect how the research is conducted according to the adopted research methods are illustrated in Figure 1.1. First, a detailed literature review will be conducted in conjunction with an iterative approach to identify the elements of the theoretical framework. Then, the findings will be validated, and further improvements will be suggested by semi-structured interviews and a literature review. Finally, the suggested enhancements will be validated by a questionnaire survey with local community and experts.

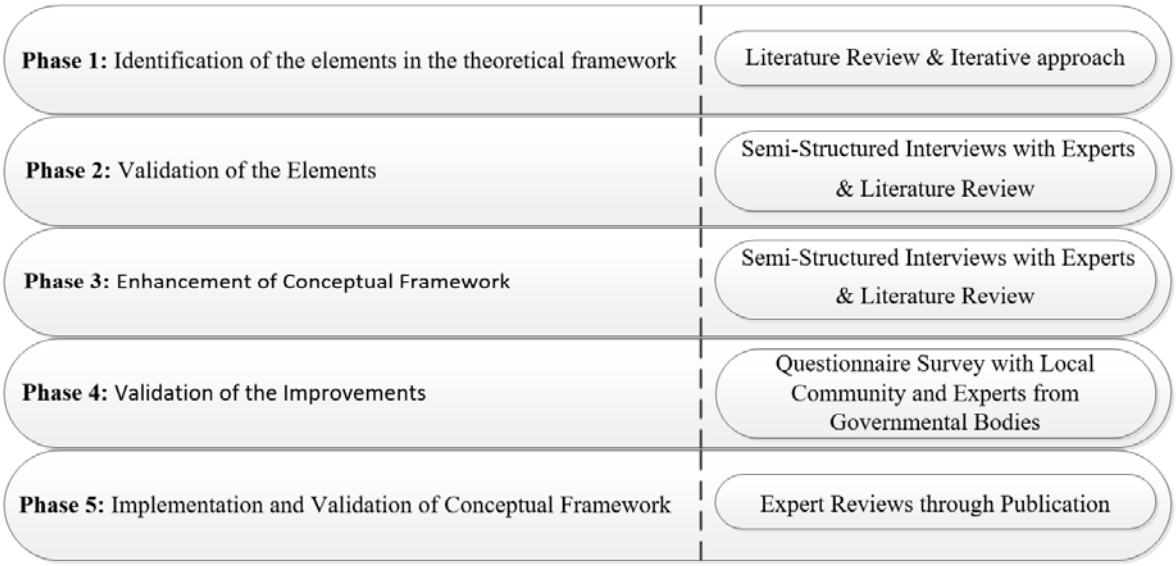

Figure 1.1: Outline of Research Methodology

1.6 Scope and Limitations

Urban regeneration projects have a broad scope in nature. Thus, a heritage-led urban regeneration theme is chosen to narrow down the scope of the research. Besides, the population of the selected case study region is relatively small compared to that of developed countries. Therefore, the generalisation of the proposed conceptual framework is limited to the case study region. In addition to this, the time limit of the PhD study is another limitation for this research.

1.7 The Novelty of the Research

This research contributes the literature by offering a proficient method for sustainable planning in heritage-led urban regeneration projects where there is a lack of studies, as aforementioned. In addition, the proposed research methodology is offering a flexible framework design rather than a fixed one that any project manager will be able to adopt and customise according to the geographical location and consequent needs of the environment. Furthermore, the proposed framework is offering an analytical and organised method to take heritage and culture into

account with sustainability where social sustainability will be more exposed to the research. Moreover, there is a lack of practical tools in heritage-led urban regeneration planning. This study will overcome this shortcoming by offering the first practical tool for project managers in Northern Cyprus. It is noteworthy to mention that the methodology adopted in this research will also be a foundation for global applications to produce localised practical tools. Finally, sustainable planning will be integrated and implemented within a management framework through a life cycle model.

1.8 Guide to Thesis

- In Chapter 2; heritage-led urban regeneration literature is reviewed under sustainable urban regeneration, sustainable planning, built heritage, best practices and public participation headings to create a foundation for conceptualising the initial version of the framework.
- In Chapter 3; heritage practices and sustainable planning problems in Northern Cyprus is addressed to highlight the consistency of the case study with the research objectives.
- In Chapter 4; the research design with reference to adopted research methodology, research processes, theme and tools and methods to answer research questions is explained in detail.
- In Chapter 5; the First version of the conceptual framework is introduced by the underlying literature review.
- In Chapter 6; Qualitative data collection process and the results of the analysis are presented. The first version of the proposed framework is validated. Then, the second version of the theoretical framework is formed and validated, and further improvements are suggested by underlining the relation between a critical literature review and interview results.

- In Chapter 7; Quantitative data collection process and the results of the analysis are highlighted. The improvements suggested in chapter 6 are validated by questionnaire survey. Finally, the final version of the conceptual framework is presented and discussed further.
- In Chapter 8; Conclusions to the research study and future research recommendations are addressed.

Chapter 2: Sustainable Heritage-led Urban Regeneration Planning

2.1 Introduction

This chapter of the thesis reviews the literature of heritage-led urban regeneration under seven headings, as follows:

- Built Heritage
- Sustainability Indicators
- Heritage Significance
- Sustainable Urban Regeneration
- Community Involvement
- Knowledge-based Urban Development
- Urban Regeneration Planning

In the second section, the contribution of heritage to urban regeneration is emphasised. Then, the association between built heritage and sustainability is highlighted. Afterwards, the importance of the redevelopment and rehabilitation of built heritage in sustainable planning and decision-making is underlined. In the third section, selection, weighting and scoring problems of indicator-based sustainability evaluations will be emphasised. Then, heritage sustainability indicators are introduced, and development steps of sustainability indicators are underlined. In the fourth section, tangible and intangible heritage values are highlighted. This is followed by the importance of heritage significance as qualitative analysis in heritage-led urban regeneration is underlined. Then, the assessment of heritage values is

underscored. In the fifth section, sustainability issues of urban regeneration schemes and the efforts to overcome those problems are underlined. In the sixth section, the importance of community involvement in urban regeneration and problems associated with it are highlighted. In the seventh section, the importance of knowledge in urban development is underlined. In the last section, stakeholder conflict in planning and counter measures are emphasised. Finally, the integration and links between the aforementioned sections and the sustainable heritage-led urban regeneration planning are given in Figure 2.1. The figure gives a holistic view of how sustainable urban regeneration, built heritage and urban regeneration planning is discussed to form the concept of sustainable heritage-led urban regeneration planning.

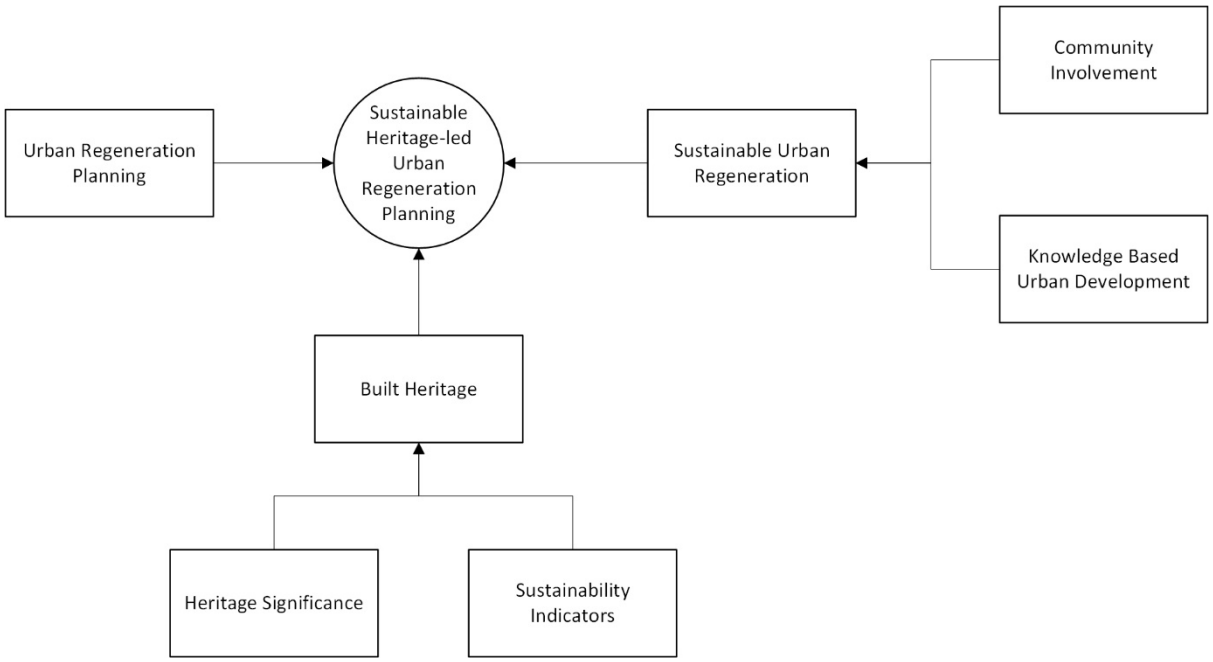

Figure 2.1: Flowchart of the themes discussed in Chapter 2

2.2 Built Heritage

Urban regeneration is a thorough programme of land redevelopment with the compound mixture of financial, physical, administrative and social contemplations. The revitalisation of the economic, social and environmental factors in the designed area is done by enhancing the 'old' and constructing the 'new' developments (Rosly & Rashid, 2013). Thus, culture is a strategic improvement component both for financial overflows and aids that create a quality of life, social capital and social inclusion (Simeon & Martone, 2014).

The cultural resources from the past are not reproduceable and the enormous growth in visitor and resident ratios and the continuous 'banalisation' of tourism products are characteristic of the unequal over-development of heritage tourism. Therefore, mindful utilisation of the product and its encompassing condition is required and is verbalised by the expression of sustainability (Chhabra, 2009).

In addition to this, it has been exhibited that application of conservation-led regeneration for a compact downtown area suits better than the vast-scale development projects in terms of environment measures (Al-Akkam, 2012).

Considered vital to regeneration, heritage influences every aspect of society, not just the economic, making society more adequate to live in, along with improvement in the quality of the aesthetic life (Phillips & Stein, 2016). The following examples demonstrate how the protection of built heritage relates to all three pillars of sustainability (Worthing & Bond, 2008):

- Social value: The physical attachment to history is measured by the socio-psychological values of individuals and nations as well as the education potential of the built cultural heritage.
- Environmental value: The illustrated energy of the re-use of existing buildings serves

as a focal point and motivator for regeneration plans, as well as their aesthetic value.

- Economic value: Tourism income.

Regenerating historical buildings generates substantial economic activity. The welfares obtained are enjoyed by a wider area and community instead of a single building. The addition of heritage resources in regeneration planning provides a focus and catalyst for sustainable change (Works, 2004). As such, sustainable change may be achieved through consideration of the regeneration of the heritage estate. Hayes (2017) examined the contribution of heritage to the UK economy and highlighted that:

- 2% of the UK's gross domestic profit (GDP) in 2011 is attributed to heritage tourism.
- 13,000 extra gross value added (GVA) per business each year when heritage buildings are occupied by the business.
- According to UNESCO, an estimated £61.1 million may be added as financial gains per year due to World Heritage Sites.
- 12,000 jobs were estimated due to the direct activity of historical buildings in the UK in 2013.
- There is a total of 393,000 jobs because of the direct and indirect impacts of built-heritage tourism.
- An approximate 14% of the entire construction industry employment in 2010, or 181,000 jobs, was attributed to the repair and preservation of historical building stocks. If including indirect and generated effects, the total number of jobs increases to 500,000.
- 48% of tourists visited a castle or historical building during their stay in 2011.
- With every £1 spent on heritage tourism, 32% goes towards the building while 68%

is allocated towards local businesses.

- Due to the smaller, adjustability and cost-efficiency characteristics, historical buildings are considered as attractive and creative industries by property agents (Hayes, 2017).

Being a reference point in terms of society's desires and on the preservation and evolution of a sustainable urban image, the identification of value in identity is an essential component in developing urban change. Such a move would counter the changes induced by modernisation, which contribute to the escalation of the urban identity crisis, altering European cities into convoluted and miscellaneous cities. The creation and improvement of national identity stand for specific locations as the hub of cooperative cultural consciousness. It is therefore advisable that cities determine how to decrease the inherent risks that emerge from the back fall of modern urban communities on their heritage and roots when confronted by an identity issue. This results in the development of urban space design, which represents a chance to create a combination of both modern and historical identity, in addition to an international perspective to the urban shape of European cities (Martone & Sepe, 2012). Consequently, heritage-led urban regeneration creates the opportunity to strengthen or rehabilitate the urban identity through heritage and makes the most of urban regeneration outputs.

2.2.1 Redevelopment, Rehabilitation and Adaptive Reuse in Built Heritage

Redevelopment projects have a dangerous nature in that it can be destructive. Thus, refurbishment, upgrading, and restoration are practised by project managers and authorities as alternative methods. The combination of physical, social, institutional and economic contemplations for constructing sustainable environments is the current regeneration strategy

of project managers where traditional reconstruction, demolition, and population movement schemes are left behind (Rosly & Rashid, 2013).

Bull (2013) stated that heritage-led urban regeneration is an effective solution to the catastrophe of preservation on consumer interests and expendability. The re-use of heritage backs the survival and amplification of the existing societies, focusing on pre-invested materials and energy, reduction of construction and demolition scrap, as well as avoidance of the environmental effect of new construction. Nevertheless, the community supports the 'newly developed buildings' and perceives heritage as archaic and disadvantageous in energy terms. Even environmentalists support the promotion of environmentally friendly new development, regardless of the fact that the new construction may not compete with the environmental advantages of re-using and conserving previously constructed buildings.

In the past, urban regeneration was subject to complete redevelopment. Nevertheless, with the increasing popularity of sustainability concepts, the preference of building rehabilitation has started to be considered more often. The reason why the built environment is a result of an accumulative decision-making procedure is due to building proprietors, who, confronting obsolescence, have to determine whether to renovate or to redevelop the site. Ordinarily, the building redevelopment permits the elimination of buildings that fall below standards, unsuitable use of land as well as environmental disturbances (Yung & Ho, 2008). Furthermore, through comprehensive redevelopment, the defined territories may be rearranged to completely utilise the growth power of the site. As a result of high land prices, in the case of Hong Kong, the implementation of redevelopment proposes an appealing economic proposition in regeneration projects. Also, the undisclosed areas and societal buildings, such as libraries and sports complexes, may be obtained through the redevelopment of sites. As a result, the surrounding neighbourhoods can also benefit from this achievement. A

major benefit that arises from the dislocation of citizens due to the redevelopment is societal segregation (Sigsworth & Wilkinson, 1970).

Due to the buildings identifying the urban society, citizens have a strong identity attached to heritage resources surrounding them. As a result, urban regeneration requires an approach compromising architectural and plan sensitivity along with skill. Architects realise the difficulty faced by new contemporary buildings to attract people's engendered attention to the same degree in comparison to older historical buildings and locations (Pickard, Brown, Ferguson, Hayes, & Warshaw, 2004).

In addition to this, Power (2008) discussed that the projected increase in households in the United Kingdom is at 230,000 annually. At the moment 160,000–180,000 homes are built annually, which is far less than the projected quota. Nevertheless, it is necessary to take into consideration that 70% of the currently built homes are inhabited by single people. Therefore, not only is this statistical trend not definitely going to continue linearly over the next 20 or 40 years but also the households built should not be based on such unsustainable social projection. On the other hand, as demonstrated in the Environmental Change Institute report, local carbon emission may be reduced by 60% between 1997 till 2050 due to the sustainable management of households. It is also essential to, by 2050, demolish three million of the most energy-inefficient households so as to achieve a sustainable solution. Distinguishing between what requires renovation or demolition through the decision-making process demonstrates the importance of heritage-led urban regeneration programmes.

However, (Yung & Ho, 2008) imposed a significant emphasis on the value of social operations of cities as the revival of social life rather than suffocation due to urban regeneration. With disregard to the size of the regeneration projects, it is unavoidable to dislocate the native inhabitants, resulting in the dissolution of the social relations in most cases. Especially,

low income families, as well as deprived groups, are dismissed from the regeneration areas (Rothenberg, 1967). English Heritage aims to conserve, rehabilitate and restore older properties, demonstrating the improvement potential in order to surpass criticism that listed older properties were not capable of adequate insulation due to their physical characteristics. At a societal degree, it became involved in preserving traditional households and sectors as a component of the protection of the built heritage, through a programme labelled as characterisation (Power, 2008).

Additionally, regeneration and revitalisation slowly transform residential areas, which become increasingly expensive, within the inner-city sectors, resulting in inhabitants becoming unable to pay their rents, taxes, and services, which obligates them to sell out. This phenomenon is called 'gentrification' and is commonly perceived in several European cities that undergo regeneration. As a result, be it for the regeneration of cultural heritage or economic redevelopment, a tangible outline for the development of historical internal sectors may lead to devastating dislocation of local societies, whether being a component of the formal or informal sectors (Dastidar, 2007).

Sustainable conservation is the adequate administration of the utility and alteration in and around historical locations and environment, in order to retain, respect, and enhance their value for the community (Worthing & Bond, 2008). Increasing evidence of advantages in regions of the urban environment supports built heritage conservation, which demonstrates the acknowledgement of decisive authorities and communities to the imminent need of conservation of their cultural resources and assets, as well as to pertain cultural values to development. Within the field of construction, an approximate 50% of all restored buildings in European cities somehow relate to heritage conservation. The physical renovation of historical city centres determines the methods for the community and neighbourhood's social

recovery, as well as an improvement in the quality of life and economic appeal (Vicente, Ferreira, & Mendes da Silva, 2015).

Historical structures are the main sources of regeneration projects in our towns and cities. Regeneration of these structures can reinforce a sense of community, make a significant contribution to the local economy and act as a catalyst for improvements in the wider area. These structures should not be retained as artefacts or relics of a bygone age. It is essential to allow these historical structures to be adapted for new uses depending on the needs of the community when the original use of a historical building is no longer relevant or viable. In most of the circumstances, this regeneration will create a win/win situation where keeping the best of the old and introducing high-quality, sensitive new development can achieve the best result for regeneration and sustainability and the historical environment (Pickard et al., 2004).

The most successful adaptive re-use projects are those that respect and retain a building's heritage significance and add a contemporary layer that provides value for the future. The influence of heritage buildings to the three tenets of sustainability has not been explored extensively and, as a consequence, there is a conflict of interest between the preservation of heritage values and progression of the sustainable urban design agenda (Bullen & Love, 2011).

The Tobacco Factory Project of George Ferguson is a very good example of a successful heritage-led regeneration project and re-use in a new setting. The project developed from the endangered demolition of the former Imperial Tobacco factory that was over 800,000 square feet and built between 1900 and 1910 in south Bristol. Regardless of the conflict by the local authority and English Heritage to seek listed building status for the factory buildings and following rejection of his suggestion to develop it as a 'sustainable urban village' in the early 1990s, Ferguson bought the factory building with the intention of avoiding total demolition,

and motivated a manufacturer to occupy another. In seven years, George Ferguson has transformed the Tobacco Factory into a complex that accommodates a theatre, restaurant, cafe bar, a 'fame' school, and offices. This has been widely recognised as the main driving force for the amazing regeneration of the region and is to be the subject of a research project by the University of the West of England into the regeneration result of the project (Pickard et al., 2004). It was necessarily an economic project that was carried out by individual ingenuity without any form of support, contrary to all commercial agency advice. Ferguson's project has now become the main local example used by agents to show the benefits of such historical buildings and mixed cultural and commercial use. The regeneration of Castlefields in Manchester has outstanding alterations with a mix of old and new buildings and is a good example of good practice in the literature. This has been one of the major catalysts for the regeneration of Manchester, followed by urban regeneration in Liverpool and Salford (Pickard et al., 2004).

Briefly, it should be noted that there is no robust decision-making framework for redevelopment, rehabilitation and adaptive re-use choices in built heritage. However, collaborative planning has the potential to exploit the advantages and disadvantages of the heritage-led urban regeneration projects and thus to lead consensus in sustainable decision-making for urban development projects.

2.3 Sustainability Indicators

When evaluating sustainable development, a specific number of indictors are chosen and combined for every one of the three (or more) aspects: ecological, social, economic, etc. On an international scale, over 500 sustainability indicators exist, which may be implemented by governmental as well as NGOs. Of the 500, approximately 70 are classified as global, more than 100 on the national level, over 70 on a provincial scope, while approximately 300

are regional or local (Parris and Kates, 2003). As a result, it is clear that the aim of the indicators to be implemented may not characterise everything; hence, it is fundamental to establish a typical set, which proposes conventional characteristics that are not broader than those required to deliver the substance (Ciegis, Ramanauskiene, & Startiene, 2009).

According to Konen, Hoy, Conroy, and Vadrevu (2007), particular steps have to be pursued such as to advance and benefit the sustainability indicators, as demonstrated in Table 2.1. Incorporating factors within a unitary index have a valuable role within the deliberation of sustainability indicators. Once the information provided by the indicators is considered, the sustainability index permits the incorporation of evaluation of the system's sustainability. However, the weighting of each indicator needs to be calculated by collecting society's perception of the hierarchy of priorities as qualitative measures and a unitary index needs to be calculated by adding weighted indicator values in order to assess sustainability.

Table 2.1: Steps in developing and using sustainability indicators

1.	Preparing the process: Making the decision to develop indicators and setting a time line.
2.	Forming a working group to guide the process through to completion
3.	Clarify the purpose of the indicator set by reaching a common understanding of sustainability
4.	Identify the community's shared values and vision.
5.	Choosing indicators and data: Review indicator sets from other communities and then identity the unique set of indicators suitable for the local community.
6.	Draft a set of proposed indicators and then finalize
7.	Research the data.
8.	Publish and promote the indicators.
9.	Update the report regularly.

Some common grounds exist concerning which sustainability indicators are relevant as long as they are implemented at an appropriate level, even though there is a lack of unity in the literature concerning which indicators should be used to evaluate sustainability and how these indicators should be weighted and scored (Hemphill, Berry, & McGreal, 2004). Then, the ideal

sustainability indicators are those that incorporate vital aspects of a system and demonstrate a scientifically safe path of maintenance or improvement of the designated system (Hák, Moldan, & Dahl, 2012). However, these indicators should not decisively incorporate every concept of sustainability because, as Hueting and Reijnders (2004) stated, in such cases, the indicators become very subjective and meaningless. Nevertheless, indicators do provide practical advantages, as exemplified in the literature. For instance, in their research, Hunt, Lombardi, Rogers, and Jefferson (2007) successfully presented an overview of sustainable indicator systems directly applicable to, and being used within, five case study sites located within the Eastside regeneration project in Birmingham, UK.

From a policy aspect, an assessment based on sturdy indicators should be able to advise both central and local government, in addition to the executing agencies, of the area's achievements or regeneration activity. Through the knowledge acquisition from previous regeneration activities, provided by a monitoring process, the public sector will become capable of relocating vital finances and services with greater accuracy; additionally, the private sector may meter the allocation of mainstream funding in extracting investment with respect to the risk-return trade off of regeneration projects (Hemphill, Berry, et al., 2004). In addition, within the scope of urban regeneration policy and practice, the implementation of performance indicators is becoming more valuable when gauging sustainability outputs. Nevertheless, the implementation of methodologies to benchmark and evaluate the performance of sustainability remains vastly under-researched (Hemphill, McGreal, & Berry, 2004).

towns and regions (2007) stated that indicators of heritage-led regeneration can be defined and measured as set out in Table 2.2.

Table 2.2: Quantitative heritage sustainability indicators (Source: towns & regions, 2007)

Environmental Indicators	Quantitative Measures
Historic Buildings	Number and areas of buildings conserved, restored & improved
Houses	Number of new dwellings created
New Uses	Types of uses generated in the area
Key Sites	Number and area of sites improved
Public Realm	Number and types of improvements
Traffic	Volumes, flows and measure to manage traffic
Vacant Land & Buildings	Amounts of vacant floor space and areas of land
Social & Cultural Indicators	**Quantitative Measures**
Population	Trends and changes in total number of residents
Age Structure	Trends and changes by all age groups
Socio-Economic	Trends and changes by socio-economic groups
Community & Promotional Events	The number and type of events, such as heritage open days and the number of participants
Economic Indicators	**Quantitative Measures**
Jobs	Trends and changes in total number of jobs
Businesses	Trends and changes in types of businesses
Premises	Amounts of new floor space created
Workforce Skills	Trend and changes in skills
Training Courses	Number, type and attendance at courses
Promotion	Amount of activity and the outcomes
Investment	Amount and types attracted to area
Tourism	Visitor numbers and spend

In the literature, suitable heritage sustainability indicators sets are left under researched. Mostly, some heritage indicators are added into sustainability dimensions and applied as a normal regeneration scheme. However, heritage-led urban regeneration schemes need to have heritage sustainability indicators in detail while the main focus is adding the values of heritage into the urban regeneration decision-making process. Without quantitative and qualitative heritage data, heritage-led urban regeneration will be acting as if it does not have any heritage values taken into account in decision-making and instead be like a

normal urban regeneration initiative. Despite quantitative heritage sustainability indicators being hard to identify, the significance of qualitative indicators can be obtained by community's values through heritage.

2.4 Heritage Significance

It has entrenched the move from the dependable cultural heritage theory like monuments, museums, and so forth to a broadly perceived view of the far-reaching heritage. Policies on development no longer centre around singular cultural assets but centre instead on the integrated tangible and intangible cultural resources that consider an area to be a favoured structure and a dynamic player in the changing competitive environment. It is widely accepted now that the links between tangible and intangible cultural capital can also bring added value such as social development, social cohesion and inclusion, internal cultural development and the specialisation of production. In the latter sense, it is not only a question of letting cultural economies grow but of creating new economies that start from the cultural capital and placing them in a scheme with others such as urban regeneration. (Simeon & Martone, 2014).

According to Vecco (2010), the conservation of heritage significance is due to either historical, scientific, social or aesthetic value. Based upon this approach, a tangible and intangible heritage that encourages the realisation of some values in people should be preserved. This selection, shifts from being valued upon the subject's intrinsic quality into our ability to observe their historical, scientific, social and aesthetic values, as demonstrated in Figure 2.1. In order for such a shift to occur, it is necessary for society to perceive the values upon which the cultural identity may be constructed.

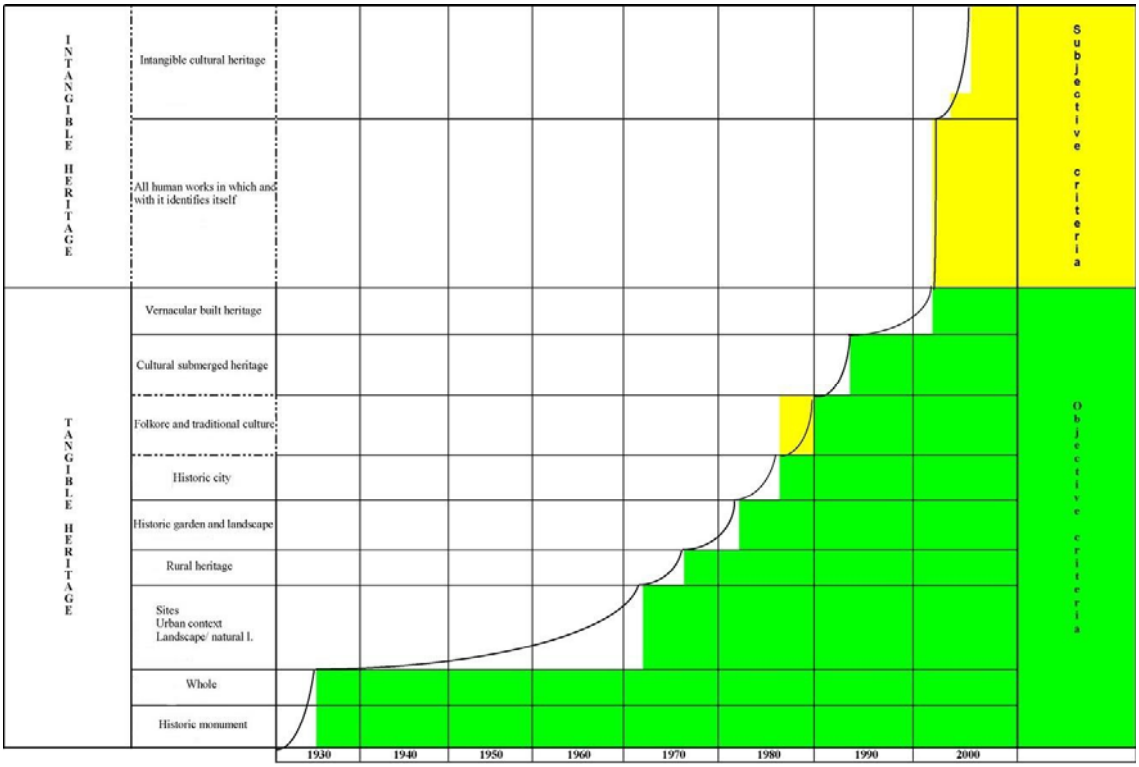

Figure 2.2: The chronological evolution of the extension of heritage concept (Source: Vecco, 2010)

The associations between tangible and intangible cultural capital create important financial and social effects. Regions supplied with these capitals are territories with huge social and financial richness, as they are fertile in motivating forces and opportunities that cultivate the dispatch of new business activities and support the broad planning process. It is likewise a vital component of disparity and the upper hand in the market. The retrieval is considered a fundamental procedure for the development of the utmost unstable territories and the touristic utilisation is a technique progressively utilised by domains to safeguard their cultural identity and dispatch the socio-economic advancement (Simeon & Martone, 2014).

Samuels and Clark (2009) stated that as qualitative measures, assessment of the significance of heritage urban regeneration areas can be done by attributing all of the buildings and spaces with a level of significance to them. In the case of buildings, this spectrum ranges from negative value through to those that have statutory protection as protected. If a protected

heritage building is not well maintained, there will be a possibility that community will perceive heritage building as a negative value for their neighbourhood such as bad aesthetics or threat of collapsing. Consequently, those values need to be assessed in urban renewal planning and the decision-making process and, more importantly, community involvement should be included in the process.

As indicated by Alsalloum (2011), the preservation of heritage values requires the implementation of the following points before the development of a new intervention plan in the relevant heritage city:

- Increasing awareness and knowledge within the local community and among decision-makers and media sources about the significance of the relevant heritage. Such parties should be clearly stated with respect to each nation's governing system.
- Through the aid of the local community, the determination of the vital heritage leads to appropriate documentation of the surrounding, as well as lost within the critical area, heritage before the implementation of the proposed project.
- The endorsement of relevant and reasonable legislation for the protection of heritage values on an international level, as well as the support of local rules with respect to the engagement of the local society.
- The formulation of social, economic, cultural studies and methodologies, such as to comprehend all values and characteristics related to the heritage context, which is clearly defined.

Upon implementing the evaluation of a heritage, it is necessary to consider all categorical values on an equal pedestal; hence, representing all values. The evaluation procedure usually proceeds as follows:

- The identification and evaluation of the general and specific values encompassed

within and characterised by the site.

- An evaluation of how important the site is in comparison to similar sites.
- An assessment of what the different aspects and factors of the site supply to the overall significance of the place and how they do so.
- Adding to the above mentioned, an analysis of the relative significance of the diverse aspects and components of the place (Worthing & Bond, 2008).

Through the use of ranks of either ascending or descending degrees of value, comparative significance may be expressed. The following are the various factors that Kerr (2000) proposed:

- Exceptional: Of international/notable significance or that encompass factors relevant to communities beyond national limits.
- Considerable: Aspects of national/considerable values or expose features of substantial/national value. Possibly seen in statutory classifications such as Scheduled Ancient Monument, Listed Building or identical nationally graded sites (alongside natural and ecological conservation values).
- Some: With a regional significance for either the individual or a group value.
- Limited: Aspects of limited/local significance.
- Unknown: Aspects of unidentifiable significance due to insufficient information, leading to an inability to produce a reliable value assessment.
- No: Aspects with no significance to the study region.

In several cases, the identification of negative values in such a hierarchy allows for the determination of factors that are considered to have a destructive effect, as they diminish from the global value of the place or its components (Worthing & Bond, 2008). Therefore,

the values of the local community towards the heritage plays a vital role in the urban regeneration decision-making process. In other words, the perception of the local community is formidable, and it needs to be taken into account in the process.

2.5 Sustainable Urban Regeneration

A piece of land is a rare asset. Thus, it is fundamental that investment, development, administration, and management of an urban land should be appropriate, effective, profitable, feasible and professional (Rosly & Rashid, 2013).

The world's first urban communities can be dated back to 3,500 BC. It is by and large agreed by researchers that the Uruk Cluster in Mesopotamia is humankind's first awesome urban focus and city. Ahead of schedule into the twenty-first century, urban areas have begun to show up with more prominent frequency. As per measurements from Global Health Observatory, a programme run by the World Health Organization, begun in 2010, less than 50% of the population live in suburban regions. It is anticipated that by 2030, 60% will settle in urban areas, and by 2050, this extent will reach 70% of the population (Tang & Lee, 2016).

The phrase 'urban regeneration' is defined as 'the revival, renaissance or reconstitution on a higher level, pertaining to, situated or occurring in a city or town' (Al-Akkam, 2012).

Ruhanen (2008) conducted a research related with sustainability theory in planning to what it means for a project's stakeholders and found out that respondents referred to the abuse of the sustainability phrasing, leading to an absence of comprehension of the theory's importance and of how to really apply it in practical terms.

Urbanisation is transpiring at a staggering rate. Developing countries encompass the more significant proportion of the increase in population in a world that is projected to go from three billion in 2000 to an approximated five billion in 2030. As a result, it is understandable that

environmental as well as socio-economic problems will persist as a threat to the authorities of cities in developing nations (Salman & Qureshi, 2005). The implementation of urban regeneration programmes serves as proactive manoeuvres by decision-makers to confront the challenges. Between 1981 and 2000, up to £10 billion was spent by the public sector on regeneration reforms while £38 billion was spent by the private sector and third-party agencies. These investments resulted in an estimated output of up to 18,000 hectares of recovered land, along with the creation of 22 million square metres of floor area, 350,000 net jobs, and up to 195,000 new housing units (Hemphill, Berry, et al., 2004). Unfortunately, due to the rate of development between the urban environment and the implementation of proactive measures, deprivation occurs unpredictably within the urban setting.

Deprivation insinuates that the living conditions are classified below those of the majority in a given community, as far as to create distress, and that there is a lack of resources among the underprivileged. The rapid rate of change within the environment translates into a brisk change of living norms. On the other hand, deprivation is unequally allocated within the entirety of society but is obvious for segments of the population. It may have reached an understanding that spatial segregation is a case of civil life, as demonstrated by the broad literature of social geography, focused on residential differentiation. As a consequence, it is necessary to locate where spatial deprivation is concentrated within a city as well as how it affects sections of social life (Herbert, 1975).

The globalisation of the economy and auxiliary adjustments in the example of industrial action have conveyed considerable changes to urban areas. Expanding population and social versatility has put extensive weight on internal and outward relocation streams on most Western urban communities. The outcome is regularly a bungle between the housing and labour markets in the urban area. Therefore, urban communities join a moderately feeble social structure with a focus on occupations with a higher income. Cases of urban areas that have lost

ground, as far as modern creation, to Eastern European and Asian urban communities and to less urbanised zones are the old industrial cities of Manchester, Liverpool, Glasgow and Lille (Spaans, 2004).

Moreover, urban regeneration needs a long life-expectancy before closing down a project, which implies that it should practice and adjust to financial, political, social and cultural alterations. All of these possible alterations in the environment make the management of urban renewal exceptionally difficult (Son, Yu, Park, Jeong, & Lee, 2012).

The legacy that drove heritage-led urban regeneration includes instigating life into rotting resources and building up the future capability of an area. It is an extensive and incorporated vision and accomplishment that prompts the determination of urban issues and that looks to realise an enduring change in the physical, economic, social and environmental state of a region that has been a matter of change. Urban renewal, in its basic form, is a planning methodology for restoring, improving and incorporating the old notable condition to another, cutting edge, monetarily flourishing condition. Urban regeneration points towards the change of the sustainability conditions of the social, economic, environmental and physical aspects to accomplish a better quality of life for the residents by advancing economic and social reestablishment and, above all, to open the doors for work and salary procuring. It is a move towards a more far-reaching type of strategy and practice that underscores coordinated treatment of the urban region (Said, Zainal, Thomas, & Goodey, 2013).

The objective is contrasting several regeneration case study examples and demonstrating which benchmark acts as an adequate criterion indicating the minimal standards that are required to be reached in the quest for sustainability. The variable or standard permitting the evaluation of what is positive or negative is subject to analysis, based on the context or relationship with the other available variables. Such a statement is especially correct in

sustainability development due to standards being open to different interpretations, based on the particular background by which it is considered sustainable. Furthermore, the standards currently considered as sustainable may change in the future. Indeed, positive attributes of current sustainable development may later create negative effects (Hemphill, Berry, et al., 2004). Consequently, sustainability standards need to be assigned by collaborative planning between stakeholders in the deprived areas.

Benchmarking is an efficient method in achieving improved services through the correlation of performance with an acknowledged standard and learning from sectors and/or organisations. Benchmarking enables the comparison of quantitative performance data, determination of how the performance varies from others, its evolution since, and whether there is room for improvement or the exemplification of an act as a good practice. It is a requirement for measurement that practitioners create a foundation for socio-economic conditions along with resulting progression, and finally the enhancement of regeneration projects. Additionally, practical tools to assess the sustainability of development are recognised by the local authorities and developers, and will ensure the fulfilment of planning regulations and contribution to the broader sustainability objectives. Similarly, a major aspect of benchmarking and the use of indicators is to guide the establishment of suitable steps for the implementation of adequate objectives (Hemphill, McGreal, et al., 2004). As aforementioned, the community's involvement is essential in sustainable planning and decision-making; benchmarking, by itself, it is not sufficient for sustainable planning.

Concerning sustainability management, the community has to define clear as well as quantifiable objectives, which would undergo a continuous revision and modification. These objectives should be implemented at specific moments, which may be quantified through indicators of sustainable development, the principles and tendencies of development of the socio-economic, socio-ecological and cultural stability of a specific area (Ciegis et al., 2009).

A multitude of issues might occur after striving to adjust the idea of sustainable development from a theoretical basis into a decision-making basis as well as linking the economic development with the environment (Burinskiene & Rudzkiene, 2009). Thus, measurement is an issue involved in sustainable development. Without benchmarking or qualitative reasoning, a lack of accurate scientific basis will exist within the sustainable development strategies (Ciegis et al., 2009). In order to overcome this problem, community involvement as qualitative measures and sustainability indicators as quantitative measures can be used as mixed methods for better planning and decision-making in urban regeneration projects.

The evaluation of urban regeneration programs is a complicated issue incorporating: urban, socio-economic, socio-cultural as well as more suggested. Furthermore, with the considerable effects such as the amelioration within the urban entourage and living standards, conservation and restoration of the buildings that are designated as cultural heritage, urban structures and infrastructures, renovation of historical built heritage leads to externalities resulting in economic activities, employment, and prosperity within the area. Such externalities include factors that change the general quality of the area, therefore influencing the society's choice of region in which to live, while including diversity, tolerance and security, environmental quality, aesthetics, services, renovation chances, as well as culture (Cervelló-Royo, Garrido-Yserte, & Segura-García del Río, 2012).

Urban regeneration refers to the course of amelioration of the circumstances of urban sectors, generally the decaying historical sections. Heritage-led urban regeneration injects life into dilapidated assets and improves the future potential of the sector. It may, therefore, be considered an inclusive and unified perception and actions, resulting in the amelioration process of the circumstances of the urban quarters, especially the decaying historical sectors. Heritage-led urban regeneration generates improvements into deteriorating assets and unfolds the prospective potential of a sector. It is an understandable and organised perception

and operation that results in the resolution of urban issues, as well as aiming to deliver an enduring amelioration into the socio-economic, socio-environmental and physical conditions of a sector that has been subject to alteration. Even though the physical aspects altered within the urban sectors signify the impact of a regeneration scheme at the same location, an enhanced status of historical sectors due to the preservation works implemented is believed to back the renovation of the region as a whole (Said, Zubir, & Rahmat, 2014). Heritage is an extra added value in urban regeneration. It supports urban sustainability dimensions and adds extra value as well. For example, everyone needs to have a holiday at least once a year to relax. Built heritage is an extra measure that is used in the holiday destination decision- making process. Exploiting the potential in heritage during urban regeneration programmes adds extra values in urban sustainability.

2.6 Urban Regeneration Planning

Sustainable urban regeneration is one of the most complex aspects of urban planning. It needs a broad and combined vision and action in order to address the resolution of urban problems to come up with a long-term improvement in the economic, physical, social and environmental conditions of an area that has been subject to change (Chen, Song, Bowker, & Hamilton, 2012). In this manner, the most suitable method to realise sustainable development in regeneration projects involving heritage lies within the power of decision-makers and it is hard to achieve.

The 'Sustainable City' has turned into a noteworthy pattern in numerous nations. The environmental effects in a city are taken into consideration through the design phase of the planning and urge the community to effectively lessen their natural resources and energy consumption and limit other elements that pollute the city. The procedures are intended to be designed with flexibility other than a fixed framework to be embraced by any urban communities and provide a beginning stage on the quest towards sustainability for decision-

makers, helping governmental authorities in understanding the ramifications of decisions taken at a wide strategic level (Tang & Lee, 2016).

The planning and designing of structures, streets, and services in a city define the urban planning concept. There are two elements involved in this process, named as 'urban environment' and 'planning'. Although the former is often utilised, this does not imply that its definition is generally accepted. Truth be told, with regard to what an urban region remains for or what is included, there is no consensus. In most countries, in terms of whether a settlement or populace ought to be delegated as urban or rural, this designation regularly relies upon its number of residents, density, physical qualities, and administration capabilities. Moreover, an urban environment is also defined as 'the natural, built and institutional elements that determine the physical, mental and social health and wellbeing of people who live in cities and towns'. With respect to 'planning', if utilised as a part of a city or business setting, it normally creates the foundation of objectives, approaches, and methodologies for a social or financial unit. From the exchange above, it can be seen that when planning for cities is carried out at the beginning, it enables 'new settlements, economic concentration, and social articulation' (Tang & Lee, 2016).

Numerous elements that ought to be put into the account in sustainable planning, consisting of environmental, social, physical and cultural, still cannot seem to be integrated into practice. The causes behind such a vast difference between practice and theory are that certain components influencing decision-making are not viewed as significant by professionals (Wang et al., 2014).

As characterised through historical resources and cultural aspects of society and accepted by a number of researchers within the frame of diverse redevelopment contexts, history is critical in the planning and community development process. Although within the framework of

favoured development, the pursued interest in local history, traditions and cultural identity, and the exclusive habit of cities renders them appealing to tourists, resulting in the potential diversification of the economy; it also serves as a catalyst for government and society to react with adequate actions or policies (Wang & Lee, 2008).

It is necessary for stakeholders and policy makers, and the planning processes and policies, to implement outlines and regulations in order to determine the factors that support or refute conflict mitigation. Policy planning has the ability to create risky areas where people may be unprotected and weak (Phillips & Stein, 2016). As demonstrated by Bornstein (2010), the undirected results of development projects, including the vaster transition, may deteriorate the lasting and inherent reasons of the preliminary conflict or lead to the development of newer conflicts. It is required that the planners aiming to decrease and broadly take part in the redevelopment of society to comprehend the features of common shared values and attitudes as well as historical experiences.

Commonly, the term 'planning' alludes to an extensive variety of precise exercises intended to ensure that objectives can be accomplished. These objectives may incorporate protection of the environment, urban development, types of economic movement, social equity, and numerous different desires comprising sustainability. Sustainability planning theory accommodates five components, which are: having a point of view in the long term; a holistic view; acknowledgment of break points; a focus on location; and dynamic association for problem solving (Wang et al., 2014).

Islam and Esa Abrar Khan (2017) stated that there ought to be a reasonable guide for phase-wise improvement and obviously characterised the extent of work for various stages. It is likewise significant to recognise the proprietorship and policy frameworks for various stakeholders

The ‘visual attributes’ of the historical sector is of great value in the eyes of conservationists and bodies advertising tourism, due to the immediately recognisable features it contains. This factor is tightly correlated with the conservation and advertising of the sector as a ‘product’ of urban significance. Both statements are rather non-dynamic factors, which clash with the commercial interests of factions partially concerned with economic regeneration. For these factions, the most important attribute of an urban sector is within its ‘process’, more accurately, its ability to continuously undergo modifications and development in order to conceive an environment adequate for new investments and opportunities. As for the local community, which prioritises the safety of residency and livelihood, with their immediate link to the internal areas of the city, they perceive the ‘meaning’ or sense of place as most vital. Due to their personal attachments ranging from experiences, the sentiment of security, territorial belonging, and well-being, which are closely related with their region, their comprehension of local socio-economic and sociocultural associations surpass the physical limitation. The main issue with attributing motives is the partial generalisation implemented by actors and problems. The drive of active people is much more complicated in real life due to the heterogeneous composition of the groups. Although the aims of the investors in the internal areas of the city may differ, the outcome may coincide. As a result, the conservationists may focus on the meaning of a location and its cultural tradition over that of the locals themselves. Nevertheless, the inhabitants of the sectors may gladly receive the economic development due to the increased advantages bestowed upon them. Comparatively, planners may conclude that the conservation of sections of the cultural heritage adds value to the land prices due to the aesthetic components (Dastidar, 2007).

Individuals have diverse needs and concerns over assets. Although these distinctions are useful for impartial and effective administration of the assets, they can undoubtedly prompt conflicts.

Conflicts emerge not so much out of shortage of assets but rather from contrariness being used of the assets emerging from a biased utilisation (Thomasson, 2005).

As a result, cultural heritage may be both a source for conflict and common ground at the same time. Cultural heritage may be advantageous for all the involved investors. A considerable advantage of mutual benefits is that it creates the foundation for agreement and development, which paves the way to resolving imaginatively the conflicting needs of all involved parties, individually or collectively. Within the scope of all considered cases, dialogue, communication, and collective activity have created more fruitful outcomes when compared to projects enforced through economic or legislative power (Mumtaz, 2001).

Besides, urban renewal can include an extensive variety of stakeholders with numerous and regularly clashing objectives. Furthermore, instead of new urban development, in which the significant undertaking is civil work, urban recovery manages more complicated issues, for instance, eco-system safeguarding and view/nature/heritage site assurance combined with land improvement, which creates further conflicts between the interests of stakeholders (Son et al., 2012).

The process requires an advisory outline, which, as demonstrated in a report of the UNDP/World Bank/UNCHS Urban Management Programme, gathers all the various participants engaged in a specific domain of planning in order to contemplate, determine and concur on the impending issues, within the scope discussed, as to how such issues may be confronted and what form/range of technical aid is required to resolve them (Dastidar, 2007). The development of 'Public Participation Spectrum' in 2004, by the International Association of Public Participation, is classified into five categories with respect to the objective, as shown in Figure 2.2. From lowest to highest, the degrees of participation are: informing, consultation, involvement, collaboration and empowerment (Peerapun, 2012).

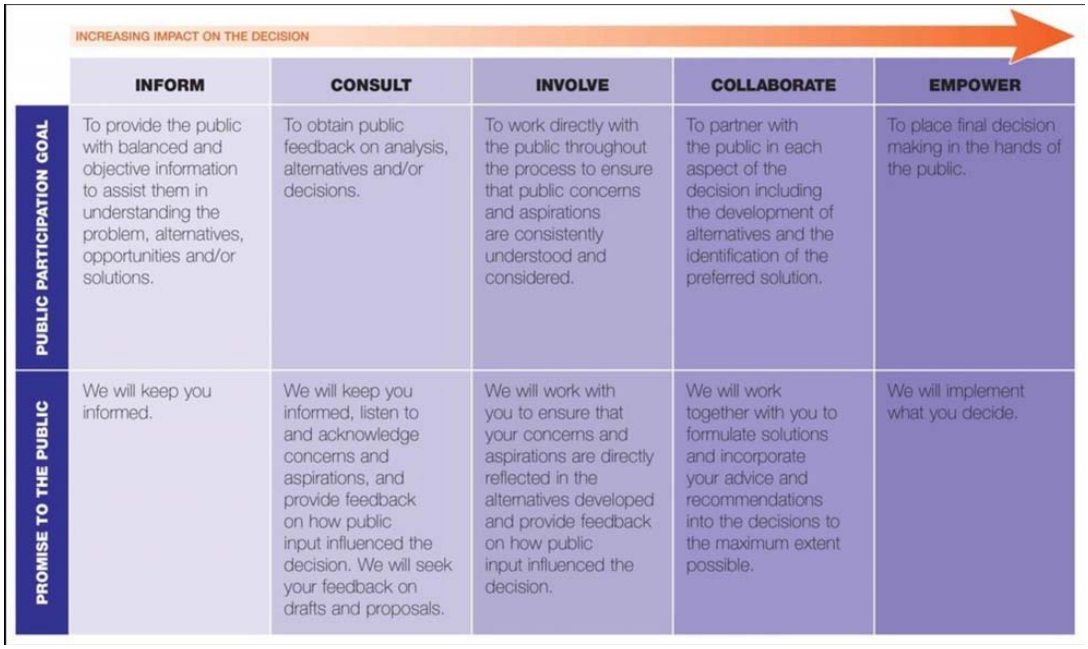

Figure 2.3: Public Participation Spectrum (Source: Peerapun, 2012)

In addition to this, the role of knowledge construction, flow, and usage are elevated in importance. A minimal rationalisation for digitising spatialisation will allow for the sharing and harmonisation for more efficient regional governance. However, inquiry about equivalent access and debate of knowledge should be incorporated into such dialogue. One of the topics is related to scarcity of knowledge distribution amongst municipal factions, which hinders the possibilities of incorporating outlining of problems, for critical models of urban planning. Such a lack of interdepartmental sharing of information infers that the chances of streamlining or incorporating information based on social policy, environmental problems and income collection is lost (Baud, Scott, Pfeffer, Sydenstricker-Neto, & Denis, 2014).

According to Yigitcanlar and Velibeyoglu (2008), knowledge-based urban regeneration can also be formed by the same three pillars of sustainability: an environment for inspiring the sustainability; social to promote the quality of life; and economic for strengthening effectiveness. Furthermore, Yigitcanlar (2011) suggested that 'management' should be added to knowledge-based urban developments as a fourth pillar.

Alshuwaikhat and Nkwenti (2002) made an effort to feature a framework of the act of sustainable urban development for waterless regions. The outline approach, as is the case with most planning, is directed inside a given arrangement of parameters. These are as per the following:

- Sustainable design objectives: The objectives and targets of the brief are checked opposite the coveted result and how supportively it is probably going to influence stakeholders, the environment and the resulting equilibrium, both in the short and long haul.
- Sustainable design guidelines: They are involved in an arrangement of indicators particularly chosen from the environmental, social and economic dimensions to help to refine the design.
- Sustainable design statements: They are a combination of the design guidelines with the plan's outline rationality, to mirror a change in the plan as for the site, its environment, and all its future collaboration.
- Preliminary design: This is a phase that decides the choice of design alternatives in view of their consistence with the key components of impact assessments.
- Sustainable design scheme: The plan is measured against sustainability and positive effect on the stakeholders and the environment. In the event that it is fundamental, the current phase is circled back to the design objective phase and moved even further down the line until it reaches the point that a suitable design is accomplished (Al-Akkam, 2012).

2.7 Community Involvement

Encounters with successful regeneration schemes exhibited that it is most efficient when it is conveyed in a partnership approach with stakeholders best placed to impact the

accomplishment of such projects. This implies that stakeholders who will take part in this scheme range from government departments to private companies and especially local government (Rosly & Rashid, 2013).

Daniele (2017) stated that 'the empowerment is the process of increasing the capacity of individuals or groups to make choices and to transform those choices into desired actions and outcomes'. Despite the fact that the term 'empowerment' has moved towards becoming a piece of administration vocabulary, it is utilised reciprocally with public participation. Despite the fact that participation in itself does not really suggest empowerment, its transformative potential can undoubtedly be nominated by local control relations (Bailey, 2010).

The idea of empowerment includes distinctive implications inside the setting of group-based advancement work and display either at individual, community or group level (Smith, Baugh Littlejohns, & Thompson, 2001). Individual empowerment fundamentally implies that individuals will have a feel and sense of an actual control over their lives (Baba, Kearns, McIntosh, Tannahill, & Lewsey, 2017). Where individual empowerment is interested in people picking up authority over their lives, community empowerment converges around the social settings where empowerment turns out (Wallerstein & Bernstein, 1994). Community empowerment is a ceaseless procedure inside which people or groups pick up the confidence, certainty, understanding and the power important to explain concerns, guarantee that moves are made to address them and pick up control over their lives (Schuftan, 1996).

The planning foundation expects that planning is an expert specialised zone where decision-making ought to be left to the specialists. Once participation is expressly alluded to in formal planning procedures, the different kinds of knowledge included are not similarly effective (Tal, Fenster, & Kulka, 2015).

Three urban regeneration projects in Northern Ireland, which were researched by Muir and Rhodes (2008), were aimed at determining the aspirations and community involvement parameters of urban regeneration projects. The crucial data determined the requirement for the effective impact of a civil visioning on regeneration – particularly, perception due to an understanding of pre-essential and post-essential events by residents. Community visioning is a common utensil within the framework of the planning phase, although it remains difficult to implement adequately.

Effectively, some policy analysts have indicated that development projects nearly never emerge from a common vision; therefore, almost every outcome results in conflict. Furthermore, the incapacity to construct a common vision based on mutual understanding between locals' values is the basic reason for such conflicts (Moss & Grunkemeyer, 2010).

Peck (2006) stated that a large portion of the socially sustainable encounters have occurred in moderately prosperous and un-denied environments, and the key plots have been essentially made and conveyed by huge private partners rather than by the local community.

However, according to Kropp and Lein (2013), sustainability is dynamic and open for more contribution, literature development, and interpretation. Since sustainability may be categorised as varying from one geographic region to another, pre-defined benchmarks are more or less vital depending on the region. Therefore, community involvement is the essential ingredient in sustainable urban regeneration planning. By involving the community in the planning decision-making process, it is possible to ease the conflict and put the community's perception towards sustainability into account.

On the other hand, ICT tools and community involvement in planning can be used to identify urban problems. Pfeffer, Baud, Denis, Scott, and Sydenstricker-Neto (2013) pointed out that individuals may, for instance, utilise their cellular devices to photograph a service that

is dysfunctional and upload it, including its geographical location, through the use of SMS. It is notable that an efficient knowledge management system requires adequate technology as well as social cooperation between stakeholders (Schacht & Mädche, 2013). Therefore, deprivations and conflicts of interest in the regeneration area will be recorded and solutions will be collaboratively discussed during the planning stage of the project. Conjuring participation as an approach to justify a particular procedure of urban renewal is in this way twofold: it can be a case of pretending to seek participation with a social meeting when choices have already been taken ahead of time and executed as a result, or it can be a true effort at utilising the many-sided quality of a community's commitment and consultation, to accomplish a socially sustainable, generally shared, co-composed result (Ferilli, Sacco, & Blessi, 2016).

The community-oriented vision is not common within many of the member states of the EU. Currently, a majority of the member states have no past experience of how to implement a collaborative approach with regard to urban policies and a minority of them have created policies at a national level. As a good practice example, the participatory procedure prompted a high level of consensus with respect to the executed strategy to comprehensively regenerate the historical city centre of the Rochapea area of Pamplona city. Stakeholders have experienced the democratic decision-making process in regard to local urban problems. Notwithstanding the challenges, it is noticed that the participative approach was viewed as positive by all stakeholders involved in the process (Hurtado, 2015).

In addition, Timothy and Tosun (2003) regard knowledge as the fundamental component in empowerment. This observation is upheld by Sofield (2003), who contends that societies are required to access an extensive variety of material to comprehend what they are required to settle on and definitively take a part in project events. Moreover, Rappaport (1987) declared that empowerment can just happen when power is taken by both individuals and society.

2.8 Knowledge based Urban Development

People have the knowledge, which is aggregated by cultural, physical, social and emotional experience from the very beginning of their life and converted into established knowledge (Fenster & Kulka, 2016).

It is necessary to improve the exchange and dispersal of the knowledge that exists inside colleges, governments, and comparative associations to those 'on the ground level' who should really choose what sustainability implies for the society. The schedule for the research should now take a glance at changing the tremendous supply of learning into instruction programmes, instruments, manuals and best practice models to help with overwhelming a portion of the knowledge boundaries so that the philosophy of sustainable development can be accomplished (Ruhanen, 2008).

A typical philosophy for feasible urban advancement has begun to come to fruition during the most recent decade and has been produced following the rise of a European 'Acquis Urbain', which expands on the experience picked up while supporting incorporated and sustainable urban regeneration. Partially, this exercise was specifically proposed to intercede to enhance the states of urban regions/neighbourhoods crosswise over Europe and to help sustainable urban regeneration. However, it is expected to work as a vehicle of 'policy learning' intended to help the exchange of 'good practice' and related knowledge. Knowledge exchange and learning have been obvious components in this activity (Atkinson & Walliser, 2013).

The evaluation in terms of the dynamics of the knowledge and power highlights the importance of why planners and experts should be aware of how powerless residents might have an effect over a project by influencing the knowledge (Fenster & Kulka, 2016).

Finally, it is noteworthy to mention at this point that, in Chapter 5, a further literature review will be highlighted to refer to the literature with the first version of the theoretical framework.

Chapter 3: Urban Planning and Heritage Practice in Northern Cyprus

3.1 Introduction

This chapter of the thesis reviews the literature of heritage practice in Northern Cyprus under three headings as follows:

- Historical Background of Northern Cyprus
- The Significance of Heritage Resources in Northern Cyprus
- Urban Planning and Conservation in Northern Cyprus

In the second section, the importance of Northern Cyprus in history is explained. In the third section, natural heritage, tangible and intangible cultural heritage of Northern Cyprus is listed. Then, sustainability problems in heritage and urban development of the walled city of Famagusta are explored. In the last section, urban planning and conservation problems in Northern Cyprus is underlined.

3.2 Historical Background of Northern Cyprus

The island nation of Cyprus is strategically positioned in the north-eastern quarter of the Mediterranean Sea, acting as a crossroad between Europe, Egypt and Asia. It is located 64 kilometres south of Anatolia; 112 kilometres west of Syria; 381 kilometres north of Egypt; and 556 kilometres east of Crete, approximately, covering an area of 9251 square kilometres, it ranks as the third, dimension wise, in the Mediterranean Sea following Sicily and Sardinia respectively. A significant advantage derived from the location of Cyprus is the direct connection to both the culture and economy of the mainland world civilizations, such as the

Persia, Egypt, Rome, the Arabs, the Ottomans, Britain, and others. Furthermore, undergoing several conquerors, Cyprus became moulded by the variety of cultures and their influence. Hence, the distinction of the various societies living in Cyprus could be made through their administrative and socio-economic infrastructures. Due to the conflict between Greek and Turkish Cypriots, the island was segregated into two parts with a buffer zone implemented in 1974. From that year onwards, Greek Cypriots reside in the south while Turkish Cypriots residing in the north. Due to the long years of conflict and rapid construction and urbanization, the natural and historical heritage have candidly been influenced, even when disregarding the negative impact of time, degradation and neglect (Hoşkara & Doratlı, 2007). However, propelling heritage as a resource, may within some societies, aid in repairing pre-existent conflict which might lead to the social, economic and cultural improvements in Cyprus. If used wisely, the heritage resources may reverse the effects of separation and result in the unification of rival groups after the severe and violent past both parties have endured (Phillips & Stein, 2016).

3.3 The Significance of Heritage in Northern Cyprus

Due to the historic interaction between Islamic and European nations, the successive Venetians, Ottomans, and British control moulded the architectural and urban form, seen through today's landscape. Such is the case for the Walled City of Famagusta, which has withstood Ottoman siege during the sixteenth century, British colonial rule, late twentieth century international conflict, and the fallow periods. The political conflicts started in 1963 and culminated with the 1974 de facto separation of Cyprus developed both economic and development setbacks which result in the isolation of Northern Cyprus and Famagusta more precisely (Mason et al., 2015).

Initial attempts for regenerating walled city of Famagusta started with a general renovation

program in 1997, partial pedestrianizing was achieved, followed by subsequent fractional conservation projects where implementation wasn't planned, leading to an unsatisfactory outcome. Hence, a functional and socio-economic deterioration pursued, Post-unbarring of the borders between the two factions in April 2003, and implementation of the UN peace plan referendum in April 2014, EU-funded UNOPS / UNDP projects in 2005 aided in the development of more conservation activities. Several issues arose throughout the conservation process resulting in loss of historical setting and prolonged implementation. Due to arising problems in the visioning and institutionalization, hence the implementation; the urban and architectural heritage of the city suffered substantial loss (Basarir, 2009). A major shift has occurred in the mind-set of identification and protection of heritage conservation districts, from an individualistic building-to-building case, into the designation of heritage conservation sector by the communities, translating into entire neighbourhoods and complexes (Bull, 2013).

Being abundant in architectural heritage, Northern Cyprus is undergoing accelerated development since 2003, because of political improvement which gained momentum as Cyprus became a member of the European Union. Historic urban quarters in Northern Cyprus are degrading because of rapid expansion and a 'static' outlook, pursued by conservation. This culminated in an uncontrollable alteration in the historic structure, demographic position, and gradual depopulation of the historical and cultural cities (Basarir, 2009).

According to Oktay and Pontikis (2008), the absence of environmental quality, energy inefficiency as well as social and cultural identity, which may be considered unsustainable, is seen in the modern housing environments in North Cyprus. On the other hand, positive examples of sustainable quarters exist in within traditional Cypriot establishments. The characteristics, without respect to sustainability, in the modern housing may be viewed throughout the recent generations of construction. This contradicts the very examples of

sustainable traditional buildings which exist in the older sections of the city. Such comparative views of the city demonstrate the existing neglect of focus towards historical preservation and development in the construction. Fortunately, the pre-existent historic buildings may still be adapted into contemporary living conditions while preserving their identity.

As aforementioned, Northern Cyprus is being ruled by many different conquerors and because of that, it is rich in heritage resources. Those heritage resources are categorized in three categories as following (Hoşkara & Doratlı, 2007):

Tangible Cultural Heritage in Northern Cyprus:

- Cultural heritage sites – Antique cities/ruins; archaeological sites: Salamis antique ruins, Vouni, Soli, Kaleburnu.
- Historic cities – Historic urban quarters in major Cities: Walled city of Nicosia, the Walled city of Famagusta, Kyrenia old Harbor area, Lefke city Centre.
- Historic monuments –
    - Religious architecture, such as abbeys, churches, cathedrals, mosques, chapels.
    - City walls, gates, and the moats – in Nicosia & in Famagusta.
    - Castles - Kyrenia castle, St. Hillarion, Kantara, Buffovento.
    - Public civilian architecture, such as remains of palaces, state buildings, town halls, inns, Turkish baths, bedestens.
    - Private civilian architecture, such as vernacular architecture, urban houses, mansions.
    - Agricultural and industrial architecture such as farms, mills, factories.

- Examples of the architecture of the Modern movement – Houses in Maras quarter in Famagusta and in Nicosia.

- Vernacular settlements – all villages in the Messario plate and in Karpaz region; also, in Güzelyurt region.
- Underwater cultural heritage – Remaining ruins of the antique city of Salamis under the sea.

Natural heritage in North Cyprus

- The natural site of Dipkarpaz.
- Alakadi beach.

Intangible cultural heritage in North Cyprus

- Handicrafts.
- Languages.
- Festive events (Festive of Iskele, Festive of Zeytinlik, Festive of Guzelyurt, Kalavac Eco Day.)
- Folk music, songs, dance.
- Movable cultural heritage.
- Oral traditions (Hoşkara & Doratlı, 2007).

The ingratitude of the 'Historic areas' and lack of understanding of 'conservation' by the majority of the public is a result of the belief that the protection of such historic areas is the sole duty of the responsible authorities. It is demonstrated in the 'top-down' attitude, imposed by the responsible authorities within society. According to the community's level of understanding, the preservation and protection of historic buildings are limited solely to monumental buildings and sites. As demonstrated by Hoşkara and Doratlı (2007), resistance

to protect buildings of either having mundane or architectural value is encountered by a substantial part of society.

3.4 Sustainability of Walled City of Famagusta

Throughout history, Famagusta evolved as a trading and cultural hub over the centuries due to the connection it had with Islamic and European societies. The most significant architectural and urban impacts to Famagusta are related to the control of Cyprus by the Venetians, Ottomans, and British. Probably the most substantial icon of historic buildings is the well-defined walled City of Famagusta which till today has endured an Ottoman siege in the sixteenth century, British colonialism, as well as a myriad of other conflicts (Mason et al., 2015).

An acute contrast exists between the traditional urban designs found in most Cypriot municipalities and the new expansions beyond their confinements. The identity of the design in the Walled city of Famagusta, is procured from the artistic value of irregular pathways, historic characters of the traditional buildings, as well as the diversified old structures with different functions. The variation in architectural styles is correlated to the varying cultures which occupied the Walled City; resulting in more than only aesthetics, but as well a cohesive cultural memory within the city (Guley & Abbasoglu, 2005).

As stated by Javadi and Dağlı (2016), due to the lack of resources in the past decades, the former glory of the Famagusta Walled City founded upon, French, Greek, Genoese, Venetian Ottoman, and British heritage has undergone considerable deterioration.

The long periods of inactivity, have led to concerning degrees of degradation in both social as well as physical fabric since the start of the 1990s, only in 1997 were the first attempts towards the revival made, in the form of pedestrianizing the main square of the Walled City. At a later date, conservation projects were carried out gradually, however, since those

implementations weren't planned, the influence was minimal leading to the continuous degradation of the socio-economic and functionality of the Walled City. In 2008, the Walled City of Famagusta was listed under the subsection "Sites Threatened by Conflict: Whether past, ongoing, or imminent, the conflict has become one of the most severe threats to cultural heritage" by the World Monument Fund (WMF) (Basarir, 2009). Consequently, in order to conserve the heritage resources of the city, a conservation of heritage and urban development plan is needed.

In their recent survey, Javadi and Dağlı (2016) have found out that %78 of the respondents who are a local community in the walled city of Famagusta agreed upon that the city is in the process of decline. In addition to this, (Basarir, 2009) stated that the level of community involvement in the process of conservation in the walled city of Famagusta is very low. According to a survey conducted on respondents within the Walled City of Famagusta concerning the conservation project implementation, none have been approached by the decision-making authorities, demonstrating the lack of communications between the locals and the governmental bodies. Additionally, the significance of being active throughout the decision-making phase of the municipality, with regards to their neighbourhood was acknowledged by a bulk of (55%) as of the utmost value. Moreover, 64% of people surveyed believe that the applied conservation projects as part of the UNDP Conservation Plan were unsatisfactory since the regeneration needs of the sector haven't been studied thoroughly enough before their implementation. Therefore, in the process of sustainable heritage-led urban regeneration of walled city of Famagusta, community involvement and successful urban planning are essential.

3.5 Urban Planning and Conservation in Northern Cyprus

Although being declared as 'Conservation Areas' under the recent Town Planning Law (55/89), the Walled City of Nicosia and Famagusta and their moats, along with the Kyrenia old Harbour; only the Kyrenia case is undergoing the preparation of the conservation plan. Besides, a few historic buildings have been filed as a component of the cultural heritage in need of protection within the specified historic urban sectors. As the 'Planning Authority', the Town Planning Department alongside the Department of Antiquities has deemed a considerable amount of buildings in historic urban sectors - Walled City of Nicosia and Famagusta, Kyrenia, Lefke - as worthy of preservation (under the new Town Planning Law/Section 26). Once the approval of the Board of Antiquities was obtained, the listed historic buildings were officially declared as 'Conservation Areas' (Hoşkara & Doratlı, 2007).

Based upon historic, architectural, cultural, artistic or archaeological features, and the worth of buildings; a total of 249 buildings in the Walled City of Famagusta, 257 in Kyrenia, and 41 in Lefke were listed under 'Conservation Areas'. Unlike in the United Kingdom or Turkey, no ranking is attributed to the buildings depending on the allowable forms of interventions. No distinction is made between the types of buildings as environmental, architectural and artistic, or monumental values. Only within the Board of Antiquities is the authority to determine the extent of any form of intervention (Doratli, 2000).

Upon evaluation of the cultural heritage and its preservation in Northern Cyprus, the crucial and decisive decision makers for their protection are the Department of Ancient Monuments and Museums as well as the Town Planning Department, and Board of Antiquities. Foundation of Evkaf, Municipalities, Association of the Chambers of Turkish Cypriot Engineers and Architects known as (KTMMOB), and finally the Department of Environment all have a duty but with varying intensities. It is noteworthy to state that the majority of

efforts implemented towards preservation, including legislative and policies affiliated with the preservation involve a predominant negative power of control. The main focus should be to protect the historic buildings rather than restraining undesirable function or drawing attention to their compatible occupational uses (Hoşkara & Doratlı, 2007).

Unlike European nations which have a decentralized public administration, Northern Cyprus's involvement is diminutive in comparison concerning the preservation of historic environments. As stated by (Basarir, 2009), any prepared Conservation Project by the local governing bodies should be evaluated and agreed upon by the 'Supreme Council of Immovable Antiquities and Monuments' at the Department of Ancient Monuments and Museums.

Disregarding the most prevalent issues of conservation - environmental; practical & technological; and cultural issues with the latter being the most critical of them - appear to conflict with international understanding and practice in Northern Cyprus. The approach of the responsible authority power; acknowledgment and morality at the community level; public participation; planning; legislative fundamentals/rules; as well as financial and administrative concerns should be debated for a general opinion (Hoşkara & Doratlı, 2007).

It is worth mentioning that, successful urban regeneration is tied to the existence of four elementary factors, including the integration means. The four factors are: the presence and cohesion of heritage resources; the existence of markets (for real-estate, tourism, industry, etc.); self-ruling ability, in all manner such as ensuring public security and welfare, outlining and organizing, as well as directing resources through budgetary development and taxation); and finally, the availability of properly functioning public areas and community infrastructure. Incorporating these four factors in practical terms correlates with the several forms of sustainability or sustainable urbanism. Moreover, in the walled city of Famagusta, Mason et al. (2015) identified lack of governmental capacity for urban planning and implementation

as a weakness and uncontrolled development, lack of explicit, proactive preservation planning and gentrification as a threat.

The prevailing conservation comprehension of the responsible bodies which are devoted to devising studies of conservation is safeguarding of societal, architectural, artistic, and personality of the historic urban sectors. However, the above-mentioned factors should be preserved; while taking into consideration the socio-economic factors of the designated areas, long-term fulfilment of conservation goals. Approaching the conservation of cultural heritage from a more preservation perspective culminates in a defensive, responsive and hesitant attitude (Hoşkara & Doratlı, 2007).

Doratli, Hoskara, and Fasli (2004) stated that purely through the implementation of vital planning methods, would it be likely to nurture comprehension and foresight across a wide spectrum of social, economic, and environmental obstacles which go beyond traditional methods. The fundamental objective of a critical approach is to determine what is worthy in a historic urban quarter, which traits should be preserved and ameliorated; along with their identification to conclude where negative issues could be obstructed or mitigated.

Regulations concerning public participation at the preparatory and approval phase of planning including those under 'Conservation Areas' is defined under the new Town Planning Law (55/89). Nevertheless, upon consideration of the new methods, in particular, those imposed by the Amsterdam Declaration, the limitations may be determined. Regulations on public participation do not allow for:

- In order to comprehend the situation once the facts are given, the involvement of local citizen throughout each phase of the preservation study is mandatory.
- Creating particular non-commercial agencies in order to facilitate direct links between potential building inhabitants and their owners.

- Evaluating integral solutions or remedies proposed by individuals or masses as defined in the Declaration.

Considerable differences exist in the planning studies for the 'Conservation Areas' when compared the remainder of the town. In addition, a uniform design is applied with a uniform mind-set to every conservation area. Although pertaining to have a long-term perspective, no such approach exists within the framework of the implemented planning steps in Northern Cyprus. This is due to the conservation regulations which are developed following the analytical phase to incorporate different forms of renewal, refurbishment, conversion, demolition and redevelopment aiming at the physical regeneration of the site (Hoşkara & Doratlı, 2007).

According to Mason et al. (2015), the Famagusta municipality, and the regional/national governing body has allocated restricted capacity to administrative urbanistic change, lacking policy tools, political support, and financial resources in the required application plans. The result is collapsing, disordered development in the greater municipality, and lack of communication between development decisions, in all sectors, and valued resources of the Walled City of Famagusta.

Since actual conservation practices are considerably below standards in Northern Cyprus, a compelling need for 'reformist' actions, should fulfil requirements to the conformity with internationally acknowledged policies and standards. Therefore, the conservation strategies and management plan of action for both the natural and cultural heritage of Northern Cyprus should be designed, in accordance with international standards. It is imperative that the central and local governing bodies, as well as local communities alongside non-governmental organizations should devote their efforts to the protection of cultural heritage principles. Upon the adoption of such a mind-set, a new bureaucratic and administrative plan should be

implemented by the governing body (Hoşkara & Doratlı, 2007).

Fortunately, the Kyrenia's development experience of touristic economy presents a model of what could potentially occur in a post-reconciliation Famagusta. Implementing a waterfront development plan, by creating an equilibrium of historic and natural character alongside economic and urban projects that permits locals to benefit from tourism activities, considered as an essential factor. Another set of essential factors required are well-integrated design and planning, and effective implementation of plans and regulations will be key elements of the framework that should be put in place (Mason et al., 2015).

The aforementioned problems in Northern Cyprus are consistent with the research aim of the research. In addition to this, there is no single study in the literature that offers a solution to sustainable heritage-led urban regeneration planning problems in Northern Cyprus. Consequently, the previous experiences that the experts and local community possess in Northern Cyprus are considered as significant and reliable for the research aim of this study and it is selected as a case study for data collection to conceptualise and develop a sustainable heritage-led urban regeneration planning framework.

Chapter 4: Research Methodology

4.1 Introduction

In the subsequent chapter of the thesis includes the definitive features of research, research philosophy, and research methods. Additionally, they are integrated with the requirements of conducted research such as to produce the proposed research design.

Since every individual research is unique and has its own nature, this chapter synthesizes that circumstances associated variations make research methodology an amalgamation of procedures/philosophies where relevant data of the proposed research is collected systematically. For instance, an abundant amount of deduced and ongoing research, have no instructions to assist researchers in the intent of aiding them to embrace the "optimum" method of research. Such an inference may be further backed with the following statement by Saunders and Lewis (2009):

"Inevitably your own beliefs and feelings will impact up on your research. Although you might feel that your research will be value natural… Practical consideration such as access to data and the time and resources you have available will also impact upon your research process."

The meaning between method and methodology must be differentiated, which according to Castro, Kellison, Boyd, and Kopak (2010), qualifies research methods as a group of tools of data collection which are composed of surveys, interviews, questionnaires and more. Besides, research methodology is defined by Collis and Hussey (2013) as:

"…the overall approach to the research process from the theoretical underpinning to the collection and analysis of the data"

As a result, the methodology implemented in the following sections in the pursuit of

research is defined by the philosophical stance that the researcher holds and implemented methods throughout the investigations which encompass analytical tools and data collection. In accordance with the above-mentioned statements, the following chapter covers the relationship between the implemented research methodology and research methods upon which the utilized data collection, analysis and general philosophy of the investigation are done.

Saunders et al. (2016) have developed the famous "Research Onion" which is given in Figure 4.1 to assist decision making for researchers in the choice of data collection techniques and analysis procedures.

It is noteworthy to mention at this point that the research methodology adopted in this research is a product of research onion process where appropriate philosophical stance, research approach, methods, strategies, time horizon, and data collection and analysis tools are set.

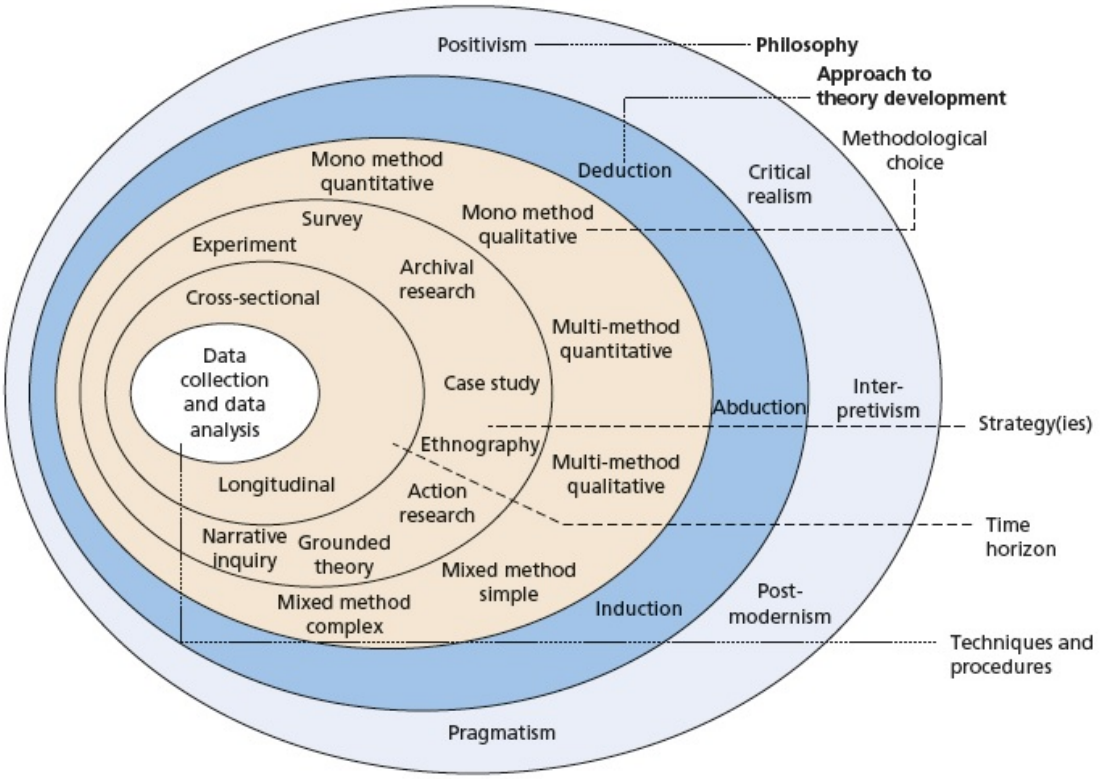

Figure 4.1: Research Onion

Before proceeding with the research methodology and methods adequately, it is necessary to

clarify the definition of the research first. The characteristics of a research, research methods, and research philosophy are defined intrinsically. Furthermore, the characterized frameworks are developed within the scope of precise requirements of the conducted research arrive at the desired "research design" at the end of this chapter.

4.2 Philosophical Stance

The essence of research philosophy relates to the advancement of scientific practice founded on the perceptions and reasoning regarding the nature of knowledge by the individual. Therefore, the implemented philosophy demonstrates the process and opinions of the researcher upon the establishment of the information (Saunders, 2011).

According to Saunders et al. (2016), an explanation of what is seen and experienced is the focus of critical realism philosophy. There are two key characteristics of critical realism that critical realists are unified in social science. Firstly, the interpretive understanding of the meanings of human's traits with their actions is a crucial however insufficient element of social science. Secondly, social constitutions are typified by real forces and consequences, yet they are not frequently observable (Mills, Durepos, & Wiebe, 2009). At this point, it is necessary to distinguish between all the characteristics of critical realism. Therefore, ontological, epistemological and axiological viewpoints of critical realism are given in Table 4.1. This research is based on experiences of the inhabitants and experts from the case study area. Moreover, the facts that will form the conceptual framework are social constructs and researcher is objective as much as possible. Consequently, critical realism is chosen as a phenomenological stance in this study.

Table 4.1: Ontological, Epistemological and Axiological Viewpoints of Critical Realism (Source: Saunders et al. (2016))

Ontology	Epistemology	Axiology
T**he empirical, the actual and the real**	Epistemological relativism	Value-added research
External, independent	Historic knowledge located and temporary	Researcher recognises bias by worldwide opinion, cultural experience, and education
Objective structures	Facts are social constructions	Researcher tries to lessen bias and errors
Underlying **mechanisms**	Historically underlying explanation as a contribution	The researcher is as objective as possible

There are two main kinds of research methods which they have differed but both connectable each other in any research project in; positivistic and phenomenological. The positivistic approach is the study of human behaviour that accomplished in the same way with natural sciences. It is applied to identify and measure any assumptions to supply rational justifying for it (Neville, 2005). On the other hand, a phenomenological approach is meant to be describing the phenomenal experience of participants in order to supply a phenomenological study. To gather data from the phenomenological approach it is desired to have participants' written or oral self- report, their experience or even their aesthetic perspectives (Waters, 2016).

In order to adequately form the necessary research design in the most adequate manner possible, it is imperative for researchers to comprehend the philosophical issues thoroughly (Easterby-Smith, Thorpe, & Jackson, 2012).

Positivism gathers information from direct investigations and experience. A reality is determined impartially when the positivist approach is implemented, leading to the objectivity and neutrality in every aspect of the study (Robson, Schlegelmilch, &

Bojkowszky, 2012). In broader terms, such a study is composed of the collection and analysis of quantitative information, as well as distinctively formulated research methodologies in order to facilitate the reproduction (Saunders, 2003).

Scientific studies generally ground on positivist approach. From an unbiased perspective, it is possible to characterize the research subject statistically as intended by the methodologies of the positivistic approach (Neville, 2007).

In opposition to the positivistic approach, Easterby-Smith et al. (2012) discuss that the phenomenological approach oriented studies envision and define a phenomenon rather than considering the external motivators of the research. In phenomenological studies, in order to concede the truth, it is essential to identify the motivators of a research topic (Saunders, 2003). According to Neville (2007), studies built upon phenomenological approach suggests that human behaviour may not be understood like in natural sciences. Instead, it is more complicated as a human is driven by forces which cannot be easily observed.

Researches that adopt phenomenological approaches design the study from the bias point of view of those involved. Indicative features of the positivist and phenomenological studies are listed below in Table 4.2.

Table 4.2: Indicative features between positivist and phenomenological approaches (Source: Easterby-Smith et al., 2012)

Theme	Positivism	Phenomenology
The observer	Must be independent	Is a part of the examined subject
Human interests	Should be irrelevant	Are the main drivers of science
Explanations	Must demonstrate causality	Seeks to enhance the general comprehension of the condition
Research progress through	Hypotheses and deduction	Collecting many data from the induced ideas
Concepts	Need to be operationalized in order to get measured	Should be comprised of stakeholder perspective
Units of analysis	Should be reduced to simple terms	May include the complexity of whole conditions
Generalisation through	Statistical probability	Theoretical abstraction
Sampling requires	Randomly selected larg numbers	Few cases chosen for a specific reason

Furthermore, numerous other researchers such as McNeill, Chapman, and Sklar (2013), Shanks and Parr (2003) and (Armstrong & Taylor, 2014) highlighted the key characteristics of the abovementioned methods. The phenomenological approach is selected as the most fitting research method among the others since theoretical abstraction will be used to develop a conceptual sustainable planning framework. Besides, one case study will be used to validate the conceptual framework. Finally, the stakeholders' perspective will be the most influential factor that will validate this research.

Methods adopted in this investigation aim to deliver the general objective of this study, are selected within the scope of the phenomenological approach. These methods are discussed in the following sections.

4.3 Research Approaches

In theory, there are three main research approach types such as; qualitative, quantitative, applied and basic, as well as deductive and inductive approaches. In practice investigators generally, combine these approaches in their projects to enhance their understanding.

4.3.1 Basic/Applied Research

In studies where basic research type is adopted the investigator solely attempts to expand their own knowledge on the research area in a broad way. Applied research is a type of research which seeks to reveal answers for practical problems of the modern world and is designed to apply findings from the beginning to an existing state (Neville, 2007).

As stated in the introduction chapter, it is identified from the literature review that sustainable planning problems in heritage-led urban regeneration projects. Thus, this research seeks to develop a conceptual framework to assist project managers in the decision making process. Consequently, applied research is the most suitable approach for this study.

4.3.2 Deductive and Inductive Research

Generally, the deductive approach is a theory measuring procedure which begins with a defined theory aiming to define a theory from pre-existent knowledge (Wilson, 2010).

Monette, Sullivan, and DeJong (2013) observed that the deductive approached leads to a hypothesis compromised of the suggestions of a pre-existent theory. On the other hand, inductive research's starting point is a particular position amounting to general theories (Neville, 2007). Researchers who adopt inductive research target to expand generalizations founded upon factual data and observations, towards the end of the research (Goddard & Melville, 2004).

Lancester (2005) asserts that the preparatory approach overturns the procedure respective in the deductive investigation since no recommendations may be advised at the preliminary steps of the investigation. Alternatively, the implementation of inductive methods by the investigator doesn't require the evaluation of known theories throughout the research procedure (Neuman, 2013) As stated by Cavaye (1996), determinable and undeterminable research methods may be aligned for the implementation within the same investigation. Perry and Jensen (2001) observe that the determination of the centrality between determinable and undeterminable methods leads to either the approval/disapproval of the offered theory.

It is noteworthy to mention that; because of literature review will be used in order to create a conceptual planning framework, this research will adopt an inductive approach. Moreover, the known theories about sustainable heritage – led urban regeneration planning will not be tested against new theories during the research process. Besides, generalisation will be made from the existing theories in order to create the proposed framework.

4.3.3 Quantitative/Qualitative Research

Quantitative research focuses on to measure scale, range, frequency etc. and it analyses numerical data. This research type is often considered to be more difficult to design in the beginning due to its structure and need for more detailed information. However, the obtained outcomes may easily be situated and conferred statistically. Conversely, qualitative research is a biased form of research where it is reflecting less perceptible features. Endeavouring on this form of research is easier and findings can be challenged more easily (Neville, 2007).

In this research, mixed methods will be used. Qualitative data analysis will be used to evaluate and validate the early versions of the conceptual framework which will be developed by critical literature review. Moreover, the improvements suggested after qualitative data

analysis will be validated by quantitative data analysis and lack of knowledge on sustainable heritage – led urban regeneration planning and perception differences between professionals and local community towards sustainability dimensions will be evaluated and validated as well.

4.4 Aspects of the Research

Conducting a research is being part of a process which performs an inquisition as well as investigates a particular subject in order to reach new conclusions and/or to utilize previous information. Such a procedure is the foundation of forming new concepts, understandings, and methodologies (Neville, 2007).

According to Kumar (2005) research is a process undertaken within a framework of a set of philosophies (Qualitative, Quantitative and Objective) with using different procedures, methods, and techniques that have been processed for their authority and reliability whether it is biased, unbiased or objective. According to this explanation, research differs from discipline to discipline so that it diverges from one academic discipline to another.

The distinction between conducting research and improving knowledge is the enhancement of knowledge about a particular field, and the paving of new methods of implementation respectively (Manual, 2002).

Collis and Hussey (2013) accentuate that the rationale of investigation encompasses the following guidelines:

- Review or synthesize already developed knowledge
- Examination of existing problems or conditions
- Generating solutions to existing problems
- Investigation and analysis of more general issues
- Development or creation of new procedures or systems

- Explanation of a new phenomenon
- Establishing novel knowledge
- Or a combination of any of the above.

Four forms of research exist: exploratory, descriptive, analytical, and predictive. Exploratory research is implemented when a limited quantity of previous studies is available, inducing the determination of hypothesis, investigative methods, as well as achieving a foundation for new research. The usual tools used in an exploratory investigation are case studies, observations and the review of preceding studies.

In addition, descriptive research is performed to determine and categorize the elements of the subject. Such research tends to benefit from quantitative methods to acquire, analyse and encapsulation of data.

On the other hand, analytical research determines the different variables while predictive research is implemented in order to make forecasts of future alternatives of a case based on precise analysis of the available data of cause and effect (Neville, 2007).

Based on the above statements, this research will be an exploratory research. The rationale behind choosing exploratory research is that the researcher has found few references about sustainable heritage – led urban regeneration planning framework. Besides, there are no studies about heritage – led urban regeneration in Northern Cyprus that is reviewed in Chapter 3 of this thesis. The research conducted is mainly on heritage conservation or urban planning and a combined research is currently not available.

4.5 Research Methods

Consistently embraced methods throughout an investigation with an objective of determining a solution for past identified issues are classified as “research methods”. Upon choosing a research method, the consideration of the investigator’s perspective, data collected, as well as

unspecified factors of the issue should be correlated in a philosophical manner, such as to determine the potential solution. Armstrong and Taylor (2014) believes that research methods are united under three general sections as follows;

- A method implemented to acquire the relevant data, “data collection”
- Statistical methods implemented to bridge between the acquired data and unknown is considered as “data analysis”.
- Methods which aid investigators in analysing the preciseness of the obtained results, “evaluation of data”.

In the case where pre-existent data required to resolve the predefined problem is not appropriate, the investigator is required to collect new appropriate data with respect to the research issues, so as to assist the investigator in determining a solution. Therefore, it is mandatory to highlight at this stage two forms of data acquisition methods: primary and secondary data. Primary data is inexistent until it is created through the investigative process as the determination of a solution for a predefined issue. Conversely, secondary data is the knowledge which is pre-existent in any shape, but which wasn’t collected as part of the primary data (Crowther & Lancaster, 2012). The process of choosing an appropriate research method is given in Table 4.3.

Research process	Selected research tools and procedures	Reasons for the choice
The Philosophy of the research	Phenomenological Philosophy	theoretical abstraction, one case study, stakeholders perspective
Research Approach	Inductive Reasoning	Generalisation will be made from the existing theories in order to create the proposed framework.
	Applied Research	Existing sustainable planning problems in heritage-led urban regeneration projects
Research Strategy	Multiple Strategies: Literature review, survey and case study.	Research problem can be solved by multiple research strategies.
Research choices or Methodology	Mixed method	Qualitative data analysis will be used to evaluate and validate the early versions of the conceptual framework which will be derived by critical literature review. The improvements suggested after qualitative data analysis will be validated by quantitative data analysis and lack of knowledge on sustainable heritage – led urban regeneration planning and perception differences between professionals and local community towards sustainability dimensions will be evaluated and validated as well.
Time Horizon	Cross sectional	Time limit of the PhD study.
Methods used for data collection	Literature review, Questionnaire & Semi- structured Interview	Quantitative analysis will be established by questionnaires that will explore lack of knowledge on sustainable heritage – led urban regeneration planning and degree of importance in sustainability dimensions of the case study.
Data analysis technique	SPSS, NVIVO and Excel	SPSS and Excel software will be used to analyse lack of knowledge and pairwise comparison for degree of importance. NVIVO software will be used for content analysis and iterative approach

Table 4.3: Research method selection process (Source: Ahmed, Opoku, & Aziz, 2016)

4.5.1 Adopted Research Strategy

In order to obtain the necessary data for this research so that the researcher will come out with the most convenient and precise solution to the research question raised in the introduction chapter of this study, among a set of data collection tools, semi-structured interviews and questionnaire survey are the primary data collection instruments to be used in this research. Apart from this, critically performed literature review is the heart of this research in the sense of secondary data collection which fulfils the knowledge acquisition of the researcher and forms the initial version of the proposed planning framework. Mixed method design has some advantages that should not be ignored in choosing an appropriate research method. Those advantages are listed in Table 4.4 with the corresponding reasonings. All of the stated advantages of using the mixed method in research fits well with the research methodology of this research.

Table 4.4: Reasons for using a mixed methods design Source: Saunders, Lewis, and Thornhill (2016)

Reason	Explanation
Initiation	Initial use of a qualitative or quantitative methodology may be used to define the nature and scope of sequential quantitative or qualitative research. May also be used to provide contextual background and to better understand the research problem. May also help in the formulation or redrafting of research questions, interview questions and questionnaire items and the selection of samples, cases and participants
Facilitation	During the course of the research, one method may lead to the discovery of new insights which inform and are followed up through the use of the other method
Complementarity	Use of mixed methods may allow meanings and findings to be elaborated, enhanced, clarified, confirmed, illustrated or linked
Interpretation	One method (e.g. qualitative) may be used to help to explain relationships between variables emerging from the other (e.g. quantitative)
Generalisability	Use of mixed methods may help to establish the generalisability of a study or its relative importance. In a similar way the use of mixed methods may help to establish the credibility of a study or to produce more complete knowledge
Diversity	Use of mixed methods may allow for a greater diversity of views to inform and be reflected in the study
Problem Solving	Use of an alternative method may help when the initial method reveals unexplainable results or insufficient data
Focus	One method may be used to focus on one attribute (e.g. quantitative on macro aspects), while the other method may be used to focus on another attribute (e.g. qualitative on micro aspects)
Triangulation	Mixed methods may be used in order to combine data to ascertain if the findings from one method mutually corroborate the findings from the other method
Confidence	Findings may be affected by the method used. Use of a single method will make it impossible to ascertain the nature of that effect. To seek to cancel out this 'method effect', it is advisable to use mixed methods.

4.5.2 Data Collection Methods

In the following sub-sections, data collection methods that are adopted will be highlighted under the sub-headings of semi-structured interviews, questionnaires and case study.

4.5.2.1 Semi-structured Interviews

In-depth interviews and semi-structured interviews are considered as extremely useful for discovering what is happening and understanding the context in an exploratory study. Important background information or data can be identified by both types of interviews. When the research design has an inductive approach, it is very helpful to carry out exploratory and qualitative interviews (Saunders et al., 2016).

4.5.2.2 Questionnaire

The social sciences are general founded upon investigations which are implemented through the information provided by the objectified population by the investigator, in order to carry out the relevant analysis. For the questionnaire-based survey, the sample size should be sufficiently large. In most academic studies involving individuals or organisations' representatives, the reasonable response rate of questionnaires that are expected to be returned is 35% (Baruch & Holtom, 2008). Hence, in total 300 questionnaires will be distributed in person to the community living in the walled city of Famagusta and professionals in governmental bodies.

Babbie (1973) states that questionnaires may be considered as documents involving questions as well as other forms of items, aiming to offer the required information in order to implement an adequate analysis. Both structured and unstructured questionnaires are considered the most prevalent forms of questionnaire methods. Structured questionnaires involved predefined questions with distinct altering patterns pursuing the array of questions. Upon carrying out the structured questionnaire, researchers manage the collection procedure resulting in more consistent responses. On the other hand, the unstructured questionnaire is implemented throughout the data collection procedure, vaguer and more ambiguous questions arise. Conversely, during the data collection procedure, it is normal to encounter both questionnaire forms, particularly when the research is within the realm of social sciences (Oppenheim, 2000).

Being an essential and vital aspect of the research, lack of knowledge among the community that will be recommended after conducting the qualitative data analysis is measured by a set of questionnaire questions in order to assess the validity of the semi-structured interview result. Moreover, sustainability dimensions of heritage – led urban regeneration will be assessed by pairwise comparison among the community and professionals from the

government in order to explore perception differences towards sustainability in heritage-led urban regeneration projects.

4.5.2.3 Case Study

According to Yin (2017), investigators carried out case studies with an objective of accomplishing a meticulous exploration of territory in order to identify and describe the phenomena, as well as the vital factors. Furthermore, a precise examination throughout the duration of a case study is commonly part of a research design; or at the least, necessitates the employment of data. In addition, the consideration of several case studies serves to create a more reliable outcome by reproducing the correlating patterns, therefore improving the validity and robustness of the theory.

In addition, a three-stage process is encompassed within the case study procedure, the "defining and designing" phase, preparation, collection and analysis phase, and finally the "concluding" phase (Gray, 2013). Within such a framework, it is possible to implement a case study on the Walled City of Famagusta. The questionnaires and semi-structured interviews methods will be adopted. First, the interviews will be carried out in a semi-structured mode and the participants will be probed to underline sustainable heritage-led urban regeneration problems to validate the elements of the conceptual framework developed from a critical literature review.

Questionnaires with the local community and governmental bodies will be carried out in person and the interviews and observation sessions will be organized by the researcher with the professional staff from the governmental bodies.

4.5.3 Data Analysis Tools

An iterative approach entails the repetition of a sequence of tasks performed in precisely the same way, and thus provides a better understanding of research data and provides a standard of reliability to the research (Mills et al., 2009). 3 times iterative approach is used to create the early versions of the conceptual framework from the critical literature review.

Content analysis is an analytical method which encodes and classifies complex qualitative data to conduct quantitative analysis for producing quantitative results (Saunders et al., 2016). Therefore, NVIVO software will be used to perform content analysis for the semi-structured interview data.

The results of the questionnaires will be analysed through the help of SPSS and Excel software by creating relationship graphs and calculating reliability and validity of the sample data.

4.6 Research Design

The proposed research design which is illustrated by Figure 4.2, accommodates the necessary information to guide the readers about which set of data collection tools are to be used at which phase of the research. The description of 5 process phases that are proposed in figure 4.2 are as follows;

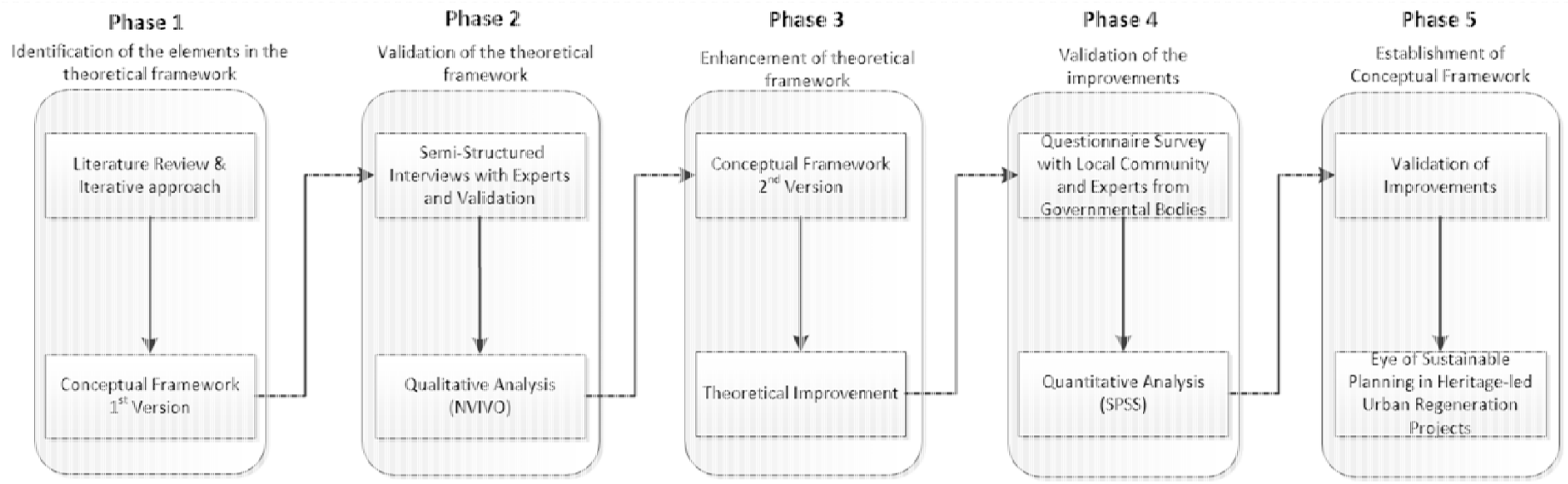

Figure 4.2: Research Design

- Phase 1; in this stage, an in-depth literature review is conducted in order to have a solid understanding on the context of heritage-led urban regeneration, Heritage conservation, sustainability, Urban development planning, and best practice projects of heritage led urban regeneration. Then, 3 times iterative approach will be applied by using critical literature review in order to construct the first version of the theoretical framework.

- Phase 2; with the intention of validating the elements of the first version of the theoretical framework, semi-structured interviews with experts will be conducted and content analysis will be used for validating the first version of the framework.

- Phase 3; A second version of the framework will be developed by the results of the qualitative data analysis and more improvements will be suggested according to the results where the literature review is not overlapping with the data analysis results.

- Phase 4; as a part of data collection, questionnaires with the local community and governmental bodies will be carried out in person by the researcher. The data will be analysed by using SPSS and Excel software to validate the improvement suggestions from phase 3.

- Phase 5; After achieving validation of the proposed improvements for the second version of the theoretical framework, the final version of the conceptual framework will be presented with the name of “Eye of Sustainable Planning”.

Chapter 5: Conceptual Planning Framework for Sustainable Heritage-led Urban Regeneration

5.1 Introduction

In this Chapter, the critical literature review will be used to develop the first version of the theoretical framework. It is noteworthy to mention at this point that 3 times iterative approach is applied to critical review. The main rationale behind the number of iterative processes is that critical literature review is continuously conducted and analysed in detail every year during the 4 years of the time limit of this research. Briefly, the first 2 iterative processes have created the first version of the conceptual framework. Then, the last iterative process has updated the first version and in return create the second one that will be presented in the next chapter. It should be noted that the literature review is an ongoing process and no updates (new elements) have been found since the third iteration has been conducted yet. In the following, the first version of theoretical frameworks is addressed by highlighting the relation between the results of 2 times iterative approach and the critical literature review.

5.2 1st Version of the Conceptual Framework

5.2.1 Diagnosis of the problems:

A World Natural Heritage's (WNH) contribution to sustainable urban development is not solely limited to heritage tourism and conservation of heritage. Relatively, a WNH is an instrument that, when applied carefully, a multidimensional contribution to environmental, sociocultural, economic, institutional, and governance goals are achieved (Conradin & Hammer, 2016). According to Cullen (2006), the significance of heritage and major problems that need to be

addressed are determined by a heritage audit and detailed study of the area at the beginning of an urban regeneration project.

Moreover, the European association of historic towns regions (towns & regions, 2007) stated that case studies that they have conducted so far showed that a detailed audit is essential at the beginning of a heritage-led urban regeneration project so that the certain characteristics and qualities which make the project special would be identified.

According to Bond *et al.* (Bond, Morrison-Saunders, & Pope, 2012), sustainability assessment is considered as the most recent impact assessment instrument that can be stated as "any process that directs decision-making towards sustainability". As aforementioned, there is a perception difference towards sustainability between the local residents and professionals where knowledge of local community sometimes recognised as more formidable than professionals. In addition to this, Sharifi and Murayama (2015) state that there is even a perception difference towards sustainability and corresponding traits between residents, who are living in different neighbourhoods. At this point, it is noteworthy to mention that the existence of perception difference towards sustainability between professionals and local community will be researched and results will be underlined by using questionnaire survey in Chapter 7 of the thesis where the importance of a detailed audit will become absolute and further results will be extracted. Thus, sustainability assessment needs to be conducted with the residents, who will be affected by an urban regeneration project. By doing so, the needs of the residents will be satisfied and lead to more sustainable outcomes. Besides, a framework created by unrelated and weakly identified indicators can deceive and lead to misjudgements for decision makers (Singh, Murty, Gupta, & Dikshit, 2012).

Accordingly, sustainability indicators need to have strong connections with project aim and objectives (Heritage, 2005). Moreover, it is noteworthy to mention that since the local

community has a critical role in sustainability assessment, stakeholder involvement is also important in diagnosis phase to set standards of sustainability indicators to be achieved at the end of the project and strategy formulation phase, which will be discussed in the next section.

With an objective of contrasting several regeneration case study examples and the demonstrations of which benchmarks as an adequate criterion indicating the minimal standards that are required to be reached in the quest for sustainability need to be set. Variable or standards permitting the evaluation of what is positive or negative is subjective to analysis, based on the context or relationship with the other available variables. Furthermore, the standards currently considered as sustainable may change in the future. Even, positive attributes of current sustainable development may later create negative effects (Hemphill, Berry, et al., 2004). Consequently, sustainability standards need to be set by collaborative planning between stakeholders in the deprived areas through a detailed audit.

Moreover, the conservation of heritage significance is due to either historical, scientific, social or aesthetic value. Based upon this approach, tangible and intangible heritage, which encourages the realization of some values in people should be preserved. This selection, shifts from being valued upon the subject's intrinsic quality into our ability to observe their historic, scientific, social and aesthetic values. In order for such a shift to occur, it is necessary for society to perceive the values, upon which the cultural identity may be constructed (Vecco, 2010). Therefore, tangible and intangible heritage need to be considered separately under the heritage dimension during sustainability assessment.

Finally, the conceptualised phase to conduct a detailed audit to diagnose problems in the regeneration areas is given below in Figure 5.1. Besides, the relation of identified diagnosis phase elements by using the iterative approach with the literature review is given in Table 5.1.

Table 5.1: Relation between identified elements of Diagnosis Phase and literature review

Phase Elements	Literature review
Audit	(towns & regions, 2007), (Cullen, 2006), (Hemphill et al., 2004)
Social	(Eizenberg & Jabareen, 2017), Kropp and Lein (2013)
Cultural	(Soini & Dessein, 2016)
Economic	(Eizenberg & Jabareen, 2017)
Environmental	(Eizenberg & Jabareen, 2017)
Heritage Resources	(Tweed & Sutherland, 2007), (Vecco, 2010)
Sustainability Assessment	(Bond et al., 2012), (Sharifi & Murayama, 2015), (Singh et al., 2012)

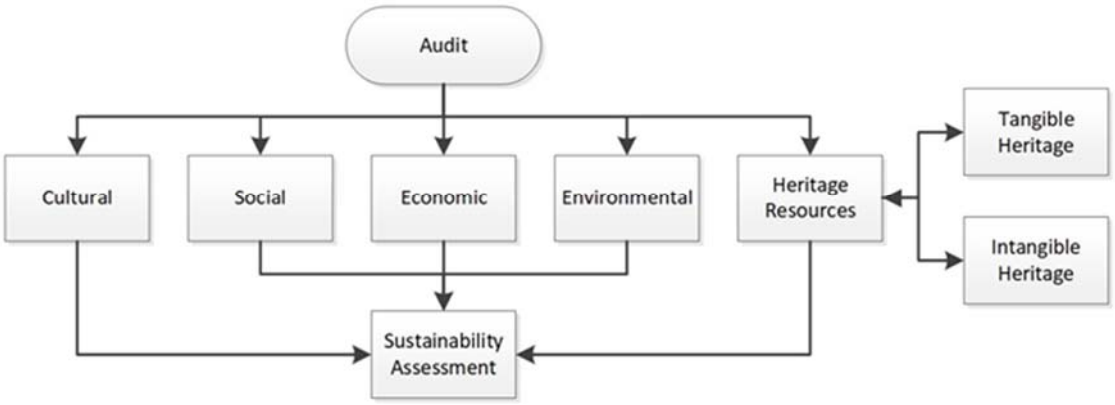

Figure 5.1: Conceptual framework to conduct a detailed audit.

5.2.2 Strategy Formulation:

Perceptions towards heritage needs to be changed by encouraging a new vision through the community (Cullen, 2006). Three urban regeneration projects in Northern Ireland were researched by Muir and Rhodes (Muir & Rhodes, 2008) which aimed at determining the aspirations and community involvement parameters of urban regeneration projects. The outcome of the research determined the requirement for the effective impact of a civil visioning

on regeneration. Particularly, perception due to an understanding of pre-essential and post-essential events by residents. Consequently, the perception difference of residents toward sustainability creates an impact on sustainable project outcomes as stated earlier. Community's vision is a common instrument within the framework of the planning phase although being difficult to implement adequately.

Effectively, some policy analysts have indicated that development projects nearly never emerge from a common vision. Almost every outcome results in conflict. Furthermore, the incapacity to construct a common vision based on mutual understanding between local's values is the basic reason for such conflicts (Moss & Grunkemeyer, 2010). Therefore, consensus building and participatory planning are crucial to resolving the shortcomings of the rationalist philosophy while considering the divergent opinions on the planning and development processes proposed by numerous researchers (Yigitcanlar & Teriman, 2015).

According to English Heritage (Heritage, 2005), skills of local authorities are not certainly fit to conduct the social and economic analysis. Therefore, workshops in which designated officers can receive formal training about assessment methods are appropriate. On the other hand, any misconducted sustainability assessment may lead to conflict between residents and professionals, the planning process will not actually reflect deprived areas of urban sustainability. Therefore, employee empowerment is essential through workshops to mitigate conflict as much as possible.

The modern theory of Urban Regeneration Partnership expands its scope from the previous more constrained theory of urban physical redevelopment to more extensive political, social, economic problems. Typically, a partnership approach is ensured through the collaboration of stakeholders with a sincere interest in urban regeneration area (Galvin & Mooney Simmie, 2017).

Heritage-led urban regeneration projects need to have a partnership approach to become successful. Individual functions of the public, private and community sectors need to be recognised and valued (towns & regions, 2007).

During the shift between phases of an urban regeneration project, many crucial modifications become necessary and the influence of the stakeholders on the outcomes of urban regeneration projects is great. Therefore, stakeholders of the project need to be managed and avoid conflict at its most. In most of the cases, communication and collaboration between stakeholders of a project result with a goal and objective settlements. Besides, the stakeholders use their political influences to obtain benefits from project outcomes (Rădulescu, Ştefan, Rădulescu, Rădulescu, & Rădulescu, 2016). Therefore, stakeholder analysis is an essential factor for identifying stakeholders and the success of a project.

It is necessary for stakeholders and policymakers, and the planning procedures and policies, to implement outlines and regulations to determine the factors, which support or refute conflict mitigation. Policy planning has the ability to create risky areas, where people may be unprotected and weak (Phillips & Stein, 2016). As demonstrated by (Bornstein, 2010), the undirected results of development projects, including the vaster transition, may deteriorate the lasting and inherent reasons of the preliminary conflict or lead to the development of newer conflicts.

Accordingly, cultural heritage may be both a source for conflict and common ground at the same time. Cultural heritage may be advantageous for all the involved investors. A considerable advantage of mutual benefits is that it creates the foundation for agreement and development; which paves the way to resolving imaginatively the conflicting needs of all involved parties, individualistically or collectively. Within the scope of all considered cases,

dialogue, communication, and collective activity have created more fruitful outcomes when compared to projects enforced through economic or legislative power (Mumtaz, 2001).

As socio-economic and cultural benefits clash, the implemented plan often leads to the valuing of one over the other. A one-sided development doesn't result in the advancement of all the major investors in the historically significant regions. Participatory planning is an array of processes through which separate groups and interests intermingle to achieve consensus on a plan and its implementation. Any group may initialize the participatory scheme while the form and schedule are most likely need to be mediated and concurred upon by the participants. Due to the importance of the participation of the stakeholders, it is mandatory for the planner to consider the variety of stakeholders as well as the sort of participation (Peerapun, 2012). The process requires an advisory outline, which as demonstrated in a report of the UNDP/World Bank/UNCHS Urban Management Programme; gathers all the various participants engaged in a specific domain of planning to contemplate, determine and concur on the impending issues within the scope discussed about how such issues may be confronted and what form/range of technical aid is required to resolve the issues (Dastidar, 2007).

Finally, the conceptualised strategy formulation phase according to the iterative approach is given below in Figure 5.2. In addition to this, the relation of identified formulation phase elements with the detailed literature review is given in Table 5.2.

Table 5.2: Relation between identified elements of Formulation Phase and literature review

Phase Elements 1st Level	Phase Elements 2nd Level	Literature review
Urban Vision	Community, Heritage	(Yigitcanlar & Teriman, 2015), (Cullen, 2006), (Muir & Rhodes, 2008), (Moss & Grunkemeyer, 2010), (Peerapun, 2012)
Conflict Resolution	Workshops, Stakeholder Analysis	(Heritage, 2005), (Rădulescu et al., 2016), (Mumtaz, 2001)
Strategic Aim & Objectives	Goals & Outputs	(Rădulescu et al., 2016)
Standards & Procedures		(Phillips & Stein, 2016), (Bornstein, 2010)
Funding	Public, Private, Community	(towns & regions, 2007)

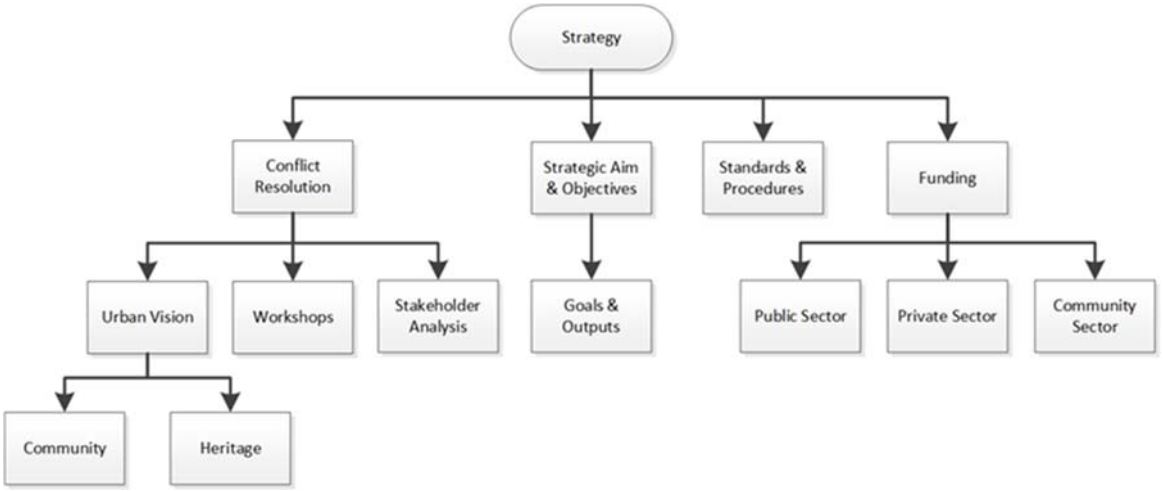

Figure 5.2: Conceptual framework for formulating strategy.

5.2.3 Organise Structure:

Public-private partnership plans and tries to create prosperity through developments in real estate demonstrates the tactics of the urban entrepreneurship. They are regularly alluded to as flagship projects and it is sought that they might re-establish certainty about the benefits of the new investment scheme and beneficially affect whatever remains in the city and the area. In that specific situation, image and value of the project are especially critical. Particular attention is laid on improvements for the image in the deprived parts of the city. Consequently, local administrations endeavour impressive efforts to be associated with the international networks and to draw in international companies to invest in the area (Spaans, 2004).

It is important to have an expert project team located in the project area with robust connections with the industry developed. Besides, extensive partnerships required to be formed to adapt for change and community ownership (Cullen, 2006). All sectors with complementary expertise contribute to each other needs to involve in heritage-led urban regeneration. The sense of ownership is developed through early involvement of public and stakeholders where sustainable support is maintained over the project life cycle to assist decision making process (towns & regions, 2007).

Finally, the theoretical organise phase is formed by the iterative approach is given below in Figure 5.3. Furthermore, the relation between conceptualised organise phase elements and the detailed literature review is given in Table 5.3.

Table 5.3: Relation between identified elements of Organise Phase and literature review

Phase Elements	Literature review
Project Team	(Cullen, 2006)
Partnership Board	(towns & regions, 2007)

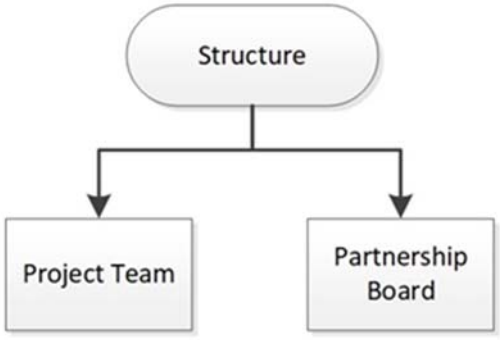

Figure 5.3: Conceptual framework for organising structure.

5.2.4 Implementation

The centre of the issue for the situation is the means by how to start a regeneration project in a circumstance where there are uncertainties or suspicions on the profitability of the regeneration project among the companies from the private. In such circumstances, it may be suitable for the governmental body to take a leading part in the preparatory phases of the project and to embrace the initial financial investments (Aunsborg & Sørensen, 2008).

A great deal of exertion should be put into promotion and marketing to attract international companies to the urban development area. The aim to draw in foreign organisations is likely to

target more than usual. These organizations hold up to the point where a strong evidence will be given about the positive outcomes of the development. This is the motivation behind why more foreign organizations will have an office in the region. Every single project provides a whole improved image of a city and this development can improve the level of attraction not only in the national, even in international level (Spaans, 2004).

Stakeholders have an enormous influence on project outcomes. They have a critical role in the design, implementation and monitoring phases of a project. Moreover, perception difference among the stakeholders towards the project in any phases may prevent implementation phase of a project (Rădulescu et al., 2016). Consequently, effective management of stakeholders will mitigate conflict during project implementation.

On the other hand, it is important to circulate 'early wins' of the project. Therefore, persuasive messages need to be distributed to the real estate market to announce a positive change is on its way (Cullen, 2006). In urban planning, city branding has become an emergent phenomenon. Branding is used by cities and regions to mark and leave a positive image of the place to the public and private investors. There are well known city branding campaigns all over the world such as Glasgow: 'miles better' and 'Scotland with style', New York: 'I love NY' or the North East of England: 'Passionate people. Passionate places'. Thanks to globalization and more flexibility in mobility, individuals can pick the city where they would like to invest or live. Areas that are going through the urban regeneration process are using branding to send messages to others that a good change is on its way (Eshuis & Edelenbos, 2009).

Lastly, it should be noted that the successful implementation of a project is dependent on the planning process that is held before it is initiated. Therefore, the initiation element of the implementation phase has a direct relationship with how well the diagnosis of the problem and strategy formulation phase is planned. Project implementation phase is conceptualised with the

iterative approach and it is given below in Figure 5.4. Likewise, the relation between conceptualised implementation phase elements and the detailed literature review is given in Table 5.4.

Table 5.4: Relation between identified elements of Implementation Phase and literature review

Phase Elements	Literature review
Project Initiative	(Rădulescu et al., 2016)
Promotion & Marketing	(Cullen, 2006)

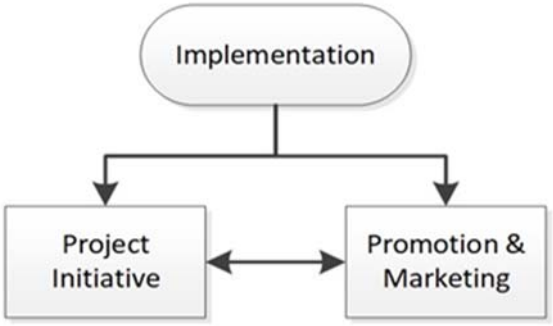

Figure 5.4: Conceptual framework for implementation.

5.2.5 Evaluation

As European association of historic towns suggests, results of a regeneration project need to be evaluated in order to measure achievements by quantifying sustainability indicators against targets or standards which was set during the detailed audit. Conducting a sustainability assessment in the evaluation phase exploits the effectiveness of sustainability indicators that are used in the previous phases. so that, if they have been accomplished and implemented and at the end valued by stakeholders (Yigitcanlar & Teriman, 2015).

External evaluation is necessary for large projects to do in depth evaluation. Furthermore, communication needs to be separated from the evaluation of systems, where sharing a positive picture of heritage-led urban regeneration to a broader political viewer should be left independent from evaluation. However, after the evaluation is done, promotional information including key messages should be reviewed to publicise. In addition, long term project impact assessment needs to be done in two to three years' time after closing down of the project (Heritage, 2005).

In heritage tourism marketing, promotion is a crucial factor (Hasan & Jobaid, 2014). Marketing and promotion of the new image of the regenerated area attract investors, new residents, and tourists who will generate extra economic resources and boosted economic activities might create new interventions to invest (Prilenska, 2012).

In conclusion, the evaluation phase of a heritage-led urban regeneration project is constructed by the iterative approach and the resulting framework is given below in Figure 5.5. Likewise, the relation between conceptualised evaluation phase elements and the detailed literature review is given in Table 5.5.

Table 5.5: Relation between identified elements of Evaluation Phase and literature review

Phase Elements	Literature review
Project Outputs	(towns & regions, 2007)
External Evaluation	(Heritage, 2005)
Sustainability Assessment	(Yigitcanlar & Teriman, 2015)
Promotion & Marketing	(Heritage, 2005)

Figure 5.5: Conceptual framework to evaluate the project.

In this chapter, the initial version of the theoretical planning framework is established by identifying potential elements with a detailed literature review and iterative approach. Thus, the first phase of the research methodology is achieved, and the study will progress to the next phase to validate the elements identified in this chapter.

Chapter 6: Qualitative Data Collection and Analysis

6.1 Introduction

The first version of the theoretical framework that is constructed in the previous chapter according to critical literature review needs to be validated to assess the reliability of the proposed conceptual framework. Therefore, in this chapter, firstly, the design of the semi-structured interviews and content analysis will be highlighted. Then, the results of qualitative data analysis will be underlined to address validation achievements of the proposed framework. Finally, the second version of the theoretical planning framework will be introduced, and further improvement will be suggested according to data analysis. Therefore, the structure of the chapter will be as following:

- Semi-structured Interview Design.
- Sampling of the Data.
- Results of the Content Analysis.
- Second Version of the Conceptual Framework
- Suggested Improvements

6.2 Semi-structured Interview Design

There are 5 main questions that are being asked to participants during the semi-structured interviews and a copy of the anonymized consent form and interview questions is added to Appendix A. Those questions are designed to address sustainable heritage-led urban regeneration planning problems in the case study area by observing experiences of the experts.

In the first question, the participant's role in urban regeneration planning is asked to validate the significance of the participant with the research objectives. Then, it is planned to probe the

participant by asking who the other stakeholders in planning are and the decision-making process. In this question, participants are continuously probed to talk about other stakeholders with an aim for exploiting problems involved in stakeholder management.

In the second question, first, the existence of sustainable planning problems in the case study area is confirmed. Then, the potential sources of those problems are being asked by probing the interviewee. It is noteworthy to mention that the questions are designed in a manner that the scope of the questions being asked to participants is following a structure starting from a general question to end with specific questions about sustainable heritage-led urban regeneration planning problems.

In the third question, the challenges with 5 sustainability dimensions as social, economic, cultural, environmental and heritage resources are being asked to interviewees. Normally, these elements are components of a detailed audit. However, the probing technique is used to explore internal and external challenges with underlying drivers. During the interview, the participants are expected link challenges of proposed diagnosis phase with the other phases to contribute validation of many elements in the second version of the framework.

In the fourth question, the awareness of the expert towards the difference in sustainability perception between the local community and professionals is addressed. Afterwards, the source of the perception difference is probed by asking its relationship with public participation, knowledge and conflict mitigation measures.

Finally, in the last question, standards and procedures in the planning process are questioned. Then, the need for a sustainable planning framework is questioned to validate the contribution of the proposed sustainable planning framework to practice in expert's point of view. These questions are designed to explore sustainable heritage-led urban regeneration planning problems in Northern Cyprus. Though, the extensiveness of the conversations was not limited

to only 5 questions where the interviewer was asking further questions according to the eagerness of the participants to answer more question.

6.3 Sampling of the data

10 semi-structured interviews are conducted with the professionals under 6 different divisions who have a role in heritage-led urban regeneration projects in Northern Cyprus. The allocation of interviewees according to their divisions is given in Figure 6.1. Moreover, every participant had at least 10 years of experience in urban regeneration projects with a diversity in the gender of 4 males and 6 females. the interview questions are prepared in search for finding out challenges and drivers in heritage-led urban regeneration, sources of sustainable planning problems and lack of public participation, any measures for conflict mitigation, the existence of lack of knowledge, potential stakeholders and causes of perception difference among stakeholders. NVIVO software is used with the purpose of analysing qualitative data by content analysis. After conducting seven interviews, it is found out that there was no more contribution to the results and stopped at the tenth interview where saturation point is achieved.

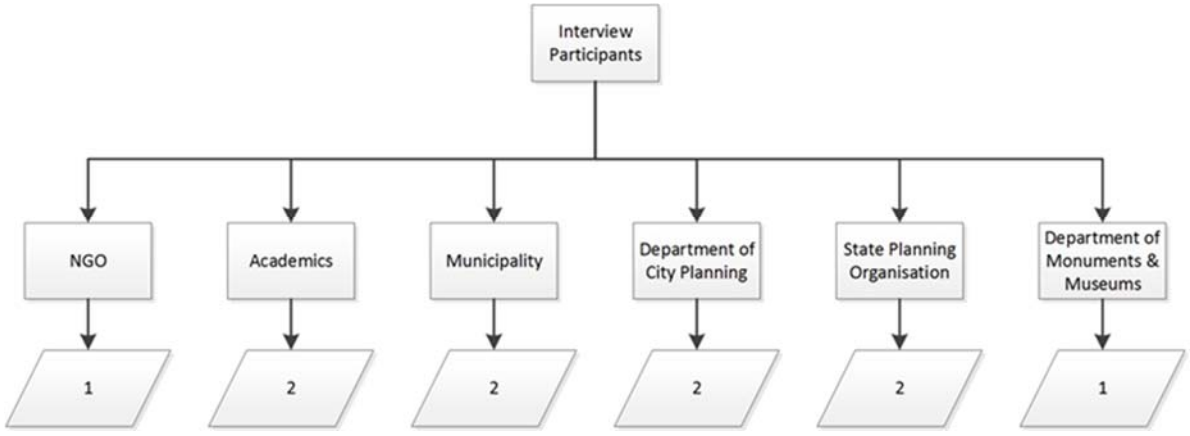

Figure 6.1: Interview participants.

6.4 Results of the Content Analysis:

NVIVO software is used to detect repetitive key terms that participants have used during the semi-structured interviews. All of the interviewees have agreed their interview to be recorded where the conversations are rewritten as Microsoft Word documents and analysed by NVIVO software. It should be noted at this point that the results of the content analysis will be associated with the relations created at the previous chapter and presented in the next section to validate the first version of the conceptual framework.

First of all, the results of the content analysis have shown that different visions between professionals and local community and lack of knowledge among the local community are the two main sources for sustainability perception differences between them that is shown in Figure 6.2. Apart from the vision concept, lack of knowledge is a new element identified for the conceptual framework. Despite, the participants of the semi-structured interviews have identified lack of knowledge as a source of sustainable planning problems, this statement needs to be validated to be added to the theoretical frameworks.

Other than the aforementioned two terms, there are four additional ones underlined as different perspectives, individualism, different observations, and personal interest. At this point, it is realised that different perspectives and different observations are two terms in return meaning as one that is the perception difference.

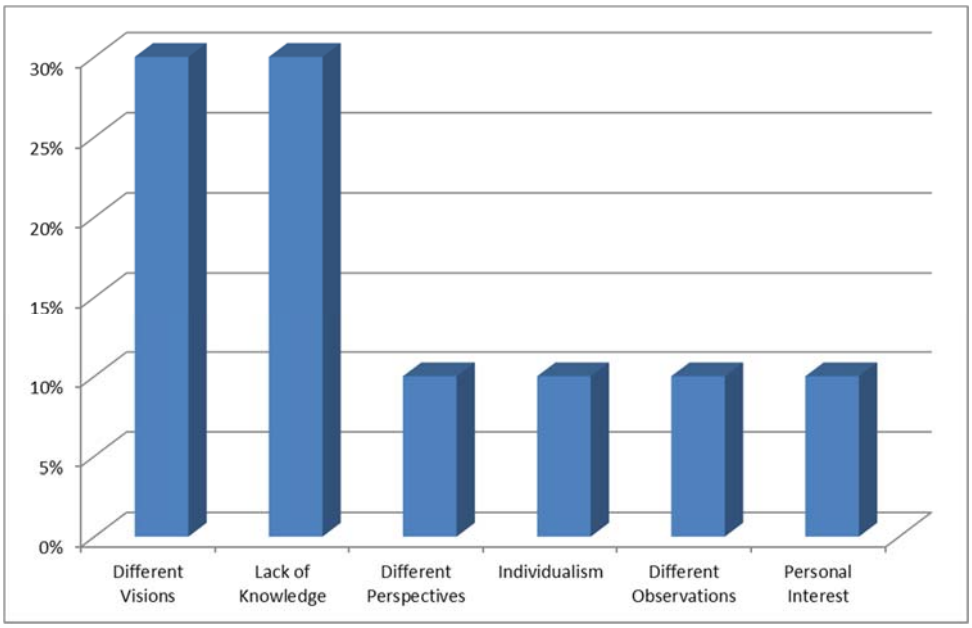

Figure 6.2: Sources for Sustainability Perception Differences

Then, methods for conflict mitigation are analysed and resulted as four equal weighted terms as a web site, survey, knowledge empowerment, and workshops (see figure 6.3). It is significant to underline that the term knowledge empowerment was used by interviewees to mention the empowerment of experts and/or anyone involved in planning activities in the governmental bodies. It was used to imply that they are empowering expert knowledge through continuous learning. It was found out that web sites (internet) and workshops were the only medium where local community was targeted to empowered in terms of conflict mitigation.

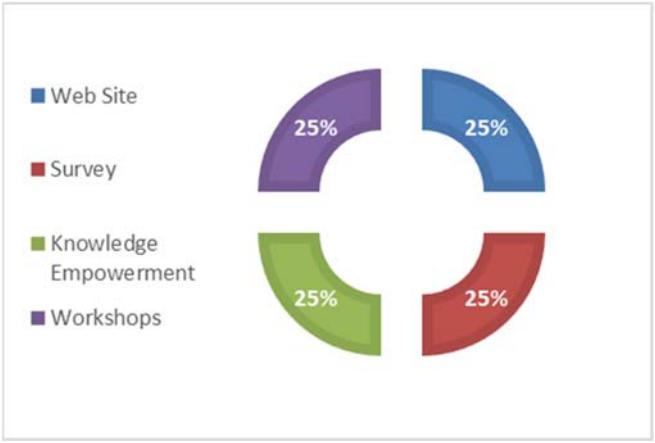

Figure 6.3: Methods for Conflict Mitigation

Furthermore, a combined chart which includes internal and external challenges is prepared according to data analysis results to explore challenges in sustainable development. The chart is given in Figure 6.4. It can easily be seen that politics has a high impact on unsustainable developments. However, it is excluded from the research analysis for validation or improvement purposes. The main reason to ignore this finding is that Northern Cyprus has an instable political structure because of the island being divided into two nations. In the end, it is considered an insignificant outcome for this study.

The most surprising deliverable for this analysis was that lack of knowledge among the local community has appeared again as the second most important issue. Therefore, the existence of the lack of knowledge has become an emergent concept in this study to be measured for its existence. Another important deliverable for this analysis is that the implementation of a project is considered as a challenge in sustainable developments. As stated before, implementation or initiation of a project is depending on how well it is planned in previous phases. Thus, it confirms that the planning process is a combination of phases where every single one of them needs to be treated with the highest concern.

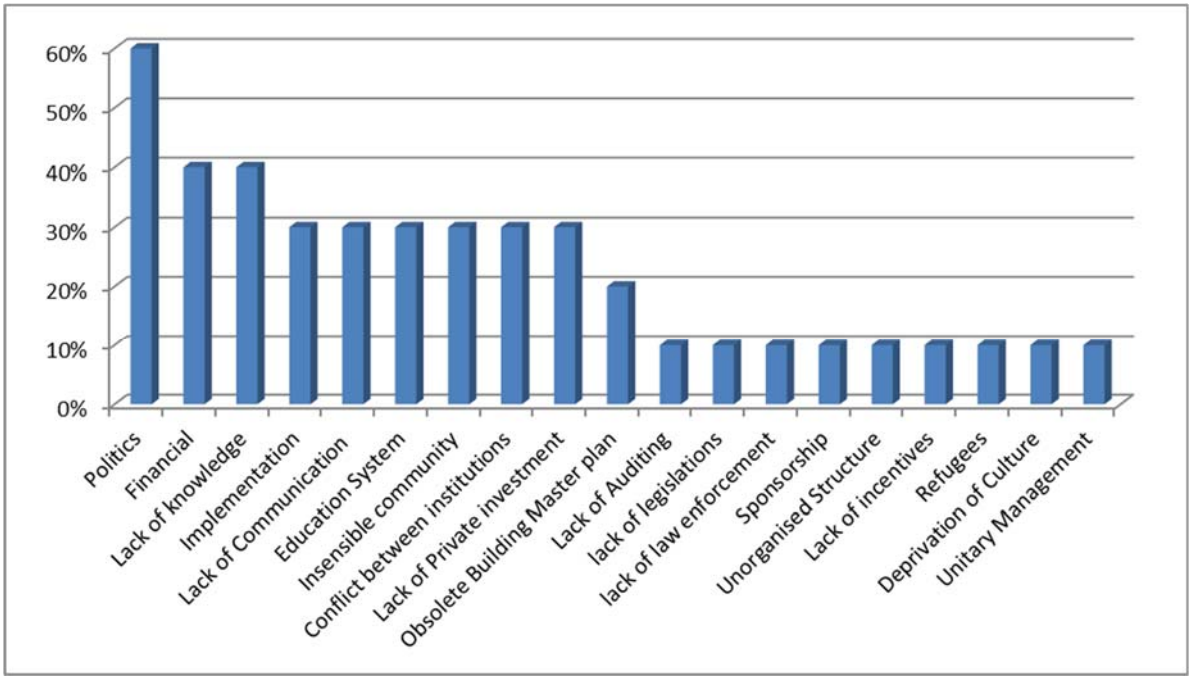

Figure 6.4: Challenges in Sustainable Development

On the other hand, in figure 6.5, the drivers of challenges in sustainable developments are specified. The most important outcome of this analysis is that lack of knowledge is mentioned again during the interviews. In figure 6.6, lack of knowledge and politics is yet again surfaced and considered as a source of problems in sustainable planning. Indeed, it can be seen that politics is the highest ranked term that is used in both figure 6.5 and figure 6.6, but as aforementioned, politics is still ignored, and it is noteworthy to mention that there is no sustainable planning research in the literature with a limitation or scope of an unstable political environment such as Northern Cyprus. So, it is not possible to use previous research as a benchmark in this case.

Furthermore, an analysis has conducted that is specifically showing how significant lack of knowledge is among the participants. In figure 6.7, it is shown that 90% of the participants believe that it actually exists among the local community.

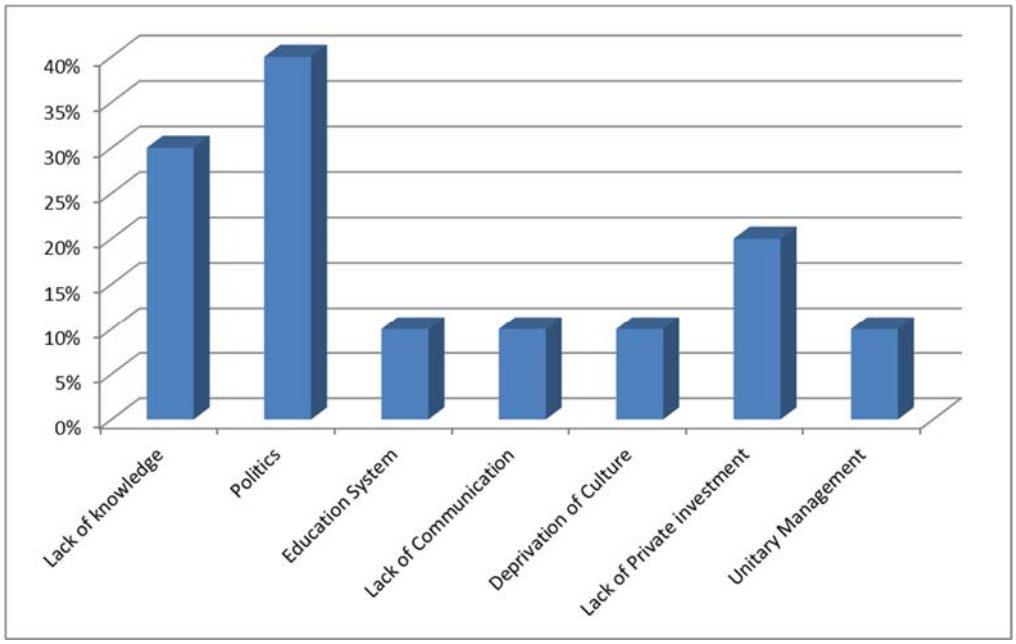

Figure 6.5: Drivers of Challenges in Sustainable Development

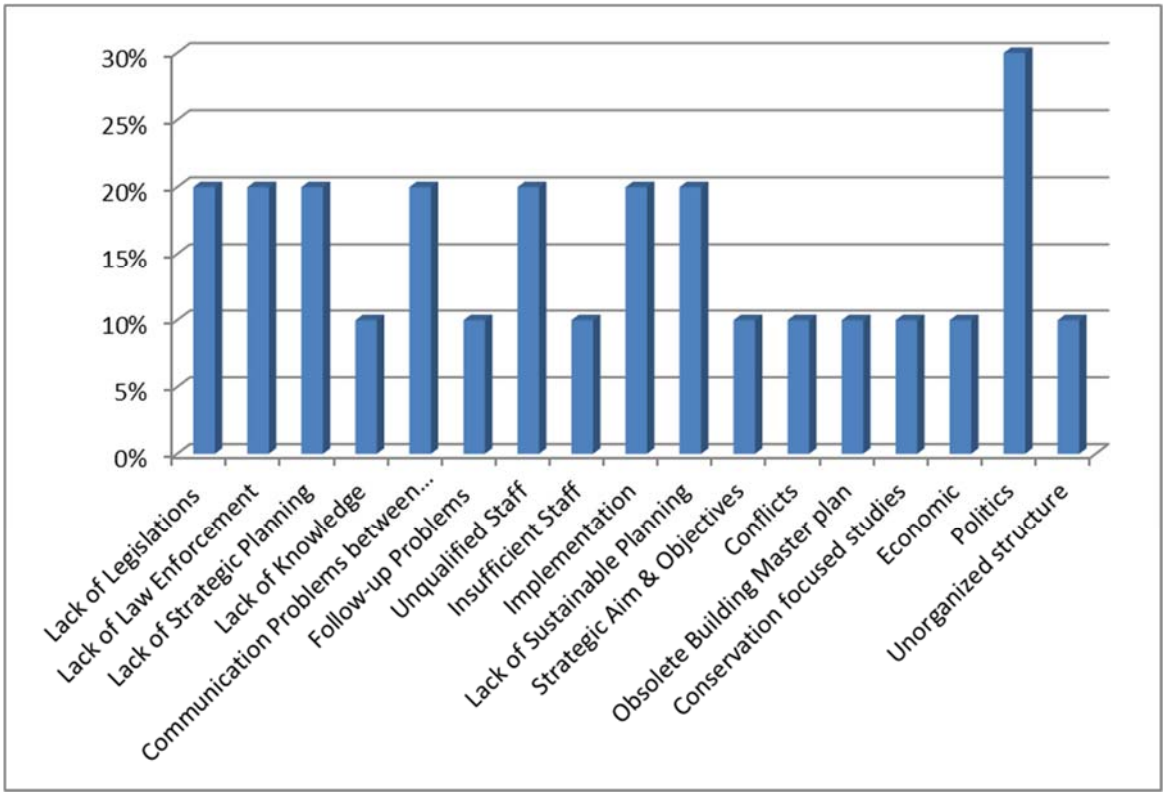

Figure 6.6: Sources of Sustainable Planning Problems

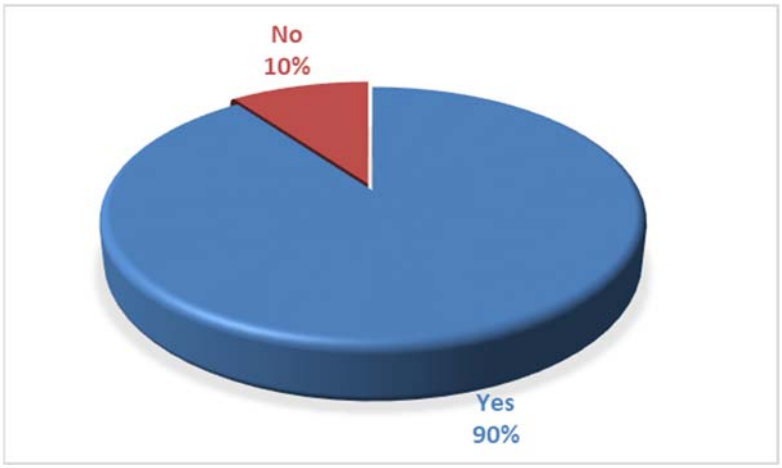

Figure 6.7: Lack of Knowledge

In addition to this, according to figure 6.8, all of the participants have agreed upon that there is a need for a sustainable planning framework to assist in planning and decision making. The remaining findings will be underlined in the next section. Furthermore, according to participants (see figure 6.9), a sustainable planning framework which is identified as a need can solve unorganised structure problems, integrate a strategic approach, eliminate implementation problems and comply with EU standards.

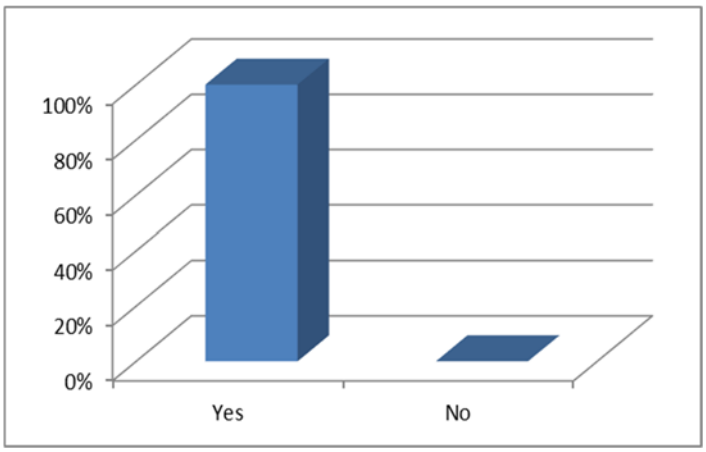

Figure 6.8: Responds of participants to the need for a sustainable planning framework

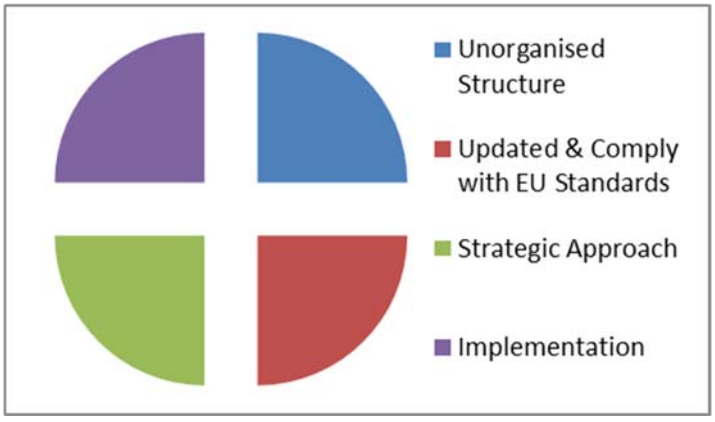

Figure 6.9: Contribution of a Sustainable Planning Framework

During the interviews, potential stakeholders in the sustainable planning process are examined. It was very surprising that only 60% of the participants have identified local community as a stakeholder (see figure 6.10). This result exactly shows the starting point of this study. A framework which will act as a tool in planning and decision making can avoid misconduct of the urban planning process. Besides, standards and procedures that are produced by content analysis did not produce any contribution to this study as expected. The results can be seen in figure 6.11.

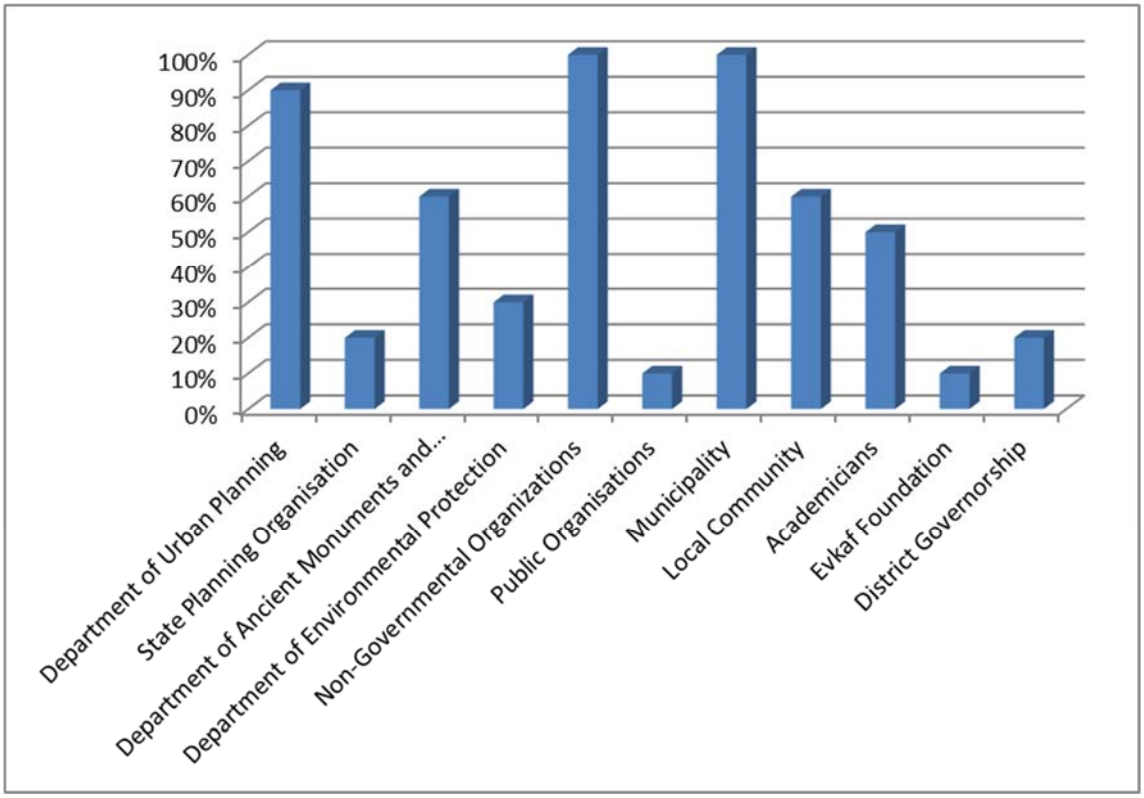

Figure 6.10: Stakeholders in Sustainable Planning

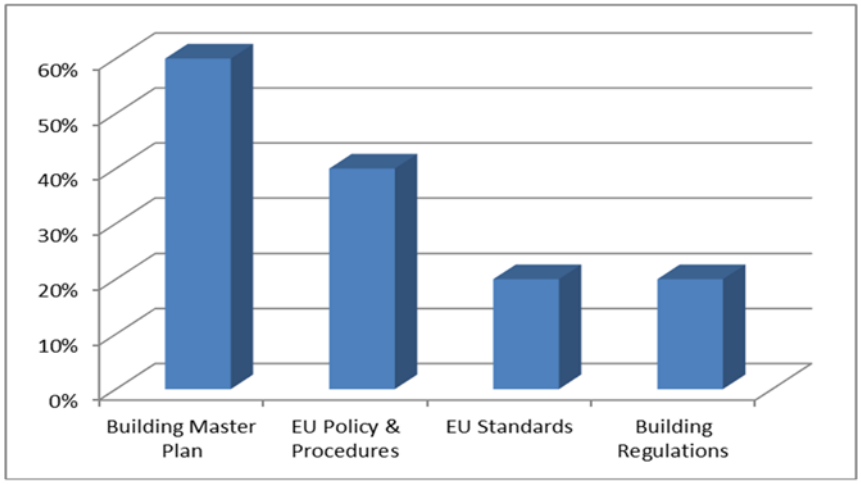

Figure 6.11: Standards and Procedures

Lastly, all of the figures that are produced as a result of content analysis are merged into a composite table (see table 6.1) that is showing a total number of occurrences with respective response rates for each technical term used by participants during the semi-structured interviews. This table is created to refer the following section for validation of the literature review findings with the first version of the conceptual framework.

Table 6.1: Composite Results of qualitative data analysis.

Findings \ Interview Questions	Sources of Sustainability Perception Differences	Drivers of Sustainable Planning Problems	Challenges in Sustainability Dimensions	Source of Lack of Public Participation	Sources of Sustainable Planning Problems	Number of Occurrences
Lack of Knowledge	30%	40%	50%		10%	4
Lack of Communication		10%	30%	30%	20%	4
Politics		40%	60%		30%	3
Unorganised Structure		10%	20%		10%	3
Funding			50%		10%	2
Lack of Private investment		20%	30%			2
Implementation			30%		20%	2
Conflict			30%		10%	2
Personal Interest	20%			10%		2
Obsolete Building Masterplan			20%		10%	2
Different Visions	50%					1
Insensible community			30%			1
Disbelief in Institutions				30%		1
Lack of Strategic Planning					30%	1
Unqualified Staff					30%	1
Lack of Auditing			10%			1
Lack of Participation				10%		1
Follow-up Problems					10%	1
Strategic Aim and Objectives					10%	1
Conservation-Focused Projects					10%	1

6.4.1 Validation of Proposed Conceptual Framework

Interview results validated that, lack of auditing is considered as a challenge to sustainable urban planning. Besides, during interviews, conservation-focused studies are identified as a source of sustainable planning problems that are given in Table 6.1. Thus, the importance of a detailed audit comes forth at this point that a critical assessment of sustainability indicators along with the aim and objectives will produce outcomes perceived sustainable by all stakeholders. Consequently, elements of the diagnosis phase are recognised by both literature review and interview results. The sub-elements of a detailed audit are also identified from the literature that can be seen in Table 6.2 in detail.

Phase Elements	Literature review	Interview Results (Table 6.1)
Audit	(towns & regions, 2007), (Cullen, 2006), (Hemphill et al., 2004)	Lack of Auditing, Conservation focused studies
Social	(Eizenberg & Jabareen, 2017), Kropp and Lein (2013)	
Cultural	(Soini & Dessein, 2016)	
Economic	(Eizenberg & Jabareen, 2017)	
Environmental	(Eizenberg & Jabareen, 2017)	
Heritage Resources	(Tweed & Sutherland, 2007), (Vecco, 2010)	
Sustainability Assessment	(Bond et al., 2012), (Sharifi & Murayama, 2015), (Singh et al., 2012)	

Table 6.2: Relationship of Diagnosis Phase with Literature Review and Interview Results

It is required that the planners aiming to decrease, and broadly take part of the redevelopment of society to comprehend the features of common shared values, attitudes and historical experiences. Therefore, standards and procedures need to be formulated in detail, whereas interviewees acknowledged that obsolete master plan is both a challenge to sustainability dimensions and source of sustainable planning problems in Northern Cyprus.

Unqualified staff counted for 30% of all respondents as a source of sustainable planning problems. Moreover, the unorganised structure is identified as a source and driver of

sustainable planning problems and challenges in sustainability dimensions. Consequently, the project team and partnership board are classified as the elements of the organising structure phase according to the relationship found in Table 6.3.

Table 6.3: Relationship of Formulation Phase with Literature Review and Interview Results

Phase Elements 1st Level	Phase Elements 2nd Level	Literature review	Interview Results (Table 6.1)
Urban Vision	Community, Heritage	(Yigitcanlar & Teriman, 2015), (Cullen, 2006), (Muir & Rhodes, 2008), (Moss & Grunkemeyer, 2010), (Peerapun, 2012)	Different Visions
Conflict Resolution	Workshops, Stakeholder Analysis	(Heritage, 2005), (Rădulescu et al., 2016), (Mumtaz, 2001)	Lack of Knowledge, Politics, Conflict between institutions, Personal Interest
Strategic Aim & Objectives	Goals & Outputs	(Rădulescu et al., 2016)	Strategic Aim & Objectives
Standards & Procedures		(Phillips & Stein, 2016), (Bornstein, 2010)	Obsolete Building Master plan
Funding	Public, Private, Community	(towns & regions, 2007)	Funding, Lack of Private investment

Table 6.4: Relationship of Organise Phase with Literature Review and Interview Results

Phase Elements	Literature review	Interview Results (Table 6.1)
Project Team	(Cullen, 2006)	Unqualified Staff
Partnership Board	(towns & regions, 2007)	Unorganised Structure

Moreover, the results of the content analysis showed that 20% of the respondents underlined that the implementation phase of a project is a source of sustainable planning problems and 30% considered it as a challenge. Therefore, Project initiative and promotion & marketing are acknowledged as the elements of the implementation phase as shown in table 6.5. Besides, it is important to refer that follow-up is recognised as a source of sustainable planning problems

by interviewees. The relation of follow-up problems with the conceptual evaluation phase is given in Table 6.6.

Table 6.5: Relationship of Implementation Phase with Literature Review and Interview Results

Phase Elements	Literature review	Interview Results (Table 6.1)
Project Initiative	(Rădulescu et al., 2016)	Implementation
Promotion & Marketing	(Cullen, 2006)	Implementation

Table 6.6: Relationship of Evaluation Phase with Literature Review and Interview Results

Phase Elements	Literature review	Interview Results (Table 6.1)
Project Outputs	(towns & regions, 2007)	Follow-up problems
External Evaluation	(Heritage, 2005)	
Sustainability Assessment	(Yigitcanlar & Teriman, 2015)	Follow-up problems
Promotion & Marketing	(Heritage, 2005)	

6.4.2 Reliability and Validity of the Data

An ordinarily expressed standard to determine sample size in qualitative research is that number of the participants ought to be adequately vast and diverse to satisfy the aim of the research (Malterud, Siersma, & Guassora, 2016).

Though, saturation settles the sample size of a qualitative study, different components can manage how rapidly or gradually this is accomplished in qualitative research. The main driver

of the research design is the aim of the research, and consequently the sample size. A study that aims to depict a process that covers disciplines such as portraying drug habit in a particular group other than an explanation of general addiction is expected to reach saturation point later than a little one with simple claims (Mason, 2010).

The sample size is regularly validated by participants in studies where data collection is conducted by interviews until achieving 'data saturation'. Conversely, a common method that is agreed by researchers does not exist. Yet, in semi-structured interviews that content analysis is used to analyse the data, the sample size is validated on the basis of the interviewees till data saturation is achieved. Data saturation theory was first presented in the subject of qualitative research in 1967 and denoted to the point to stop data collection when no new information is discovered from conducting more data collection to construct attributes of a conceptual model. Data saturation is a vital theory as it refers to an acceptable sample size for validating the content validation in theory based interview studies (Francis et al., 2010).

Recommended sample size by various researchers for phenomenological studies is given in Table 6.7. It can be seen from the table that the recommended number of qualitative studies required in a phenomenological study varies between 3 to 25. On the other hand, Malterud et al. (2016) stated that once conducting more interviews does not contribute to developed theory by the researcher, the saturation point is achieved (Francis et al., 2010). Moreover, Mason (2010) stated that expertise of the chosen interviewees can also decrease the number of interviews to reach saturation point. Besides, fewer participants are required when more than one data collection method is adopted, or the same participant is interviewed multiple times.

Table 6.7: Sample size in phenomenological studies

Author(s)	Recommends
Dukes (1984)	3–10 participants
Morse (1994)	at least 6 participants
Creswell (1998)	5-25 participants
Smith and Flowers (2009)	between 3 and 10 participants

6.5 2nd Version of the Conceptual Framework

Several methods to robust public participation in the planning are developed. Unfortunately, the application of the methods was ineffective. Since, they do not endorse democracy, the community does not feel that their voices are heard and that the results of these processes do not respond to the needs and demands of the public. Miscarriage of such methods specifies that planners do not know how to implement the needs and demands of communities in planning decisions including the incorporation of needs and demands into plans and demonstrating them in urban development (Eizenberg & Jabareen, 2017).

It is essential to consider a more extensive perspective on conservation, both old and new, of the correlation between the persistency of both the architectural facade and the harmonious relationships (Idid, 2006). Disregarding this perspective resulted in the failure of many regeneration projects. Subsequently, the demolition and replacement of old buildings by the new ones. Such progression results in the birth of a new identity which leads to the dwindling of the old historic city's significant physical fabric, social as well as a cultural identity (Said,

Aksah, & Ismail, 2013). Thus, perceptions of the local community through tangible and intangible heritage become a crucial factor in the decision making process. Therefore, a common vision and consensus are needed between all the stakeholders through communication in the built heritage environment to sustain the future of heritage in the city. Furthermore, contemporary standards and procedures will also be established by exploiting sustainability perceptions of all stakeholders.

Policy making has focused mainly on collective problem resolving methods, with factions such as governmental and non-governmental and private and scientific branches of society. Such actors are classified as stable independent while at the same time autonomously operational and negotiating factions (Hajer, 2003). The cooperative process of urban planning and management are vital in obtaining forms of the sector and place specific knowledge, which isn't valued in top-down, expert based models of urban governance and strategy (Pfeffer et al., 2013). The core benefit of incorporating all factions of society during the policy and planning phases is the amelioration of democratic decision-making ability and the promotion of improved implementation effectiveness (Mumtaz, 2001). Consequently, sustainable heritage – led urban regeneration projects are closely related to effective planning and collaboration between all stakeholders in the built environment.

The URBAN II program of Pamplona city comprises the case where the collaborative vision was executed in a more reliable and successful manner. The methodology of urban renewal outlined by the Municipality incorporated an organized procedure of participation structured with the help of helpers such as specialists from the Navarra University in which every stakeholder was welcomed to take a part in the strategy formulation, implementation and evaluation phase of the project (Hurtado, 2015). Though, it is critical to consider that the European Union does not have any law jurisdiction to intervene urban policy and in this manner, supremacy lies at the national level (Fenster & Kulka, 2016).

In addition to this, sustainability is dynamic and open for more contribution, literature development, and interpretation. Since sustainability may be categorized as varying from one geographic region to another, pre-defined benchmarks are more or less vital depending on the region (Kropp & Lein, 2013). Thus, sustainability standards that are used to define the sustainability of the regeneration projects will be crafted by the local community during the detailed audit. Therefore, public participation is the essential ingredient in sustainable urban regeneration planning. Also, by involving the local community in the planning process, it is possible to ease the conflict by putting the community's perception towards sustainability into account.

As the last point, it is found out that lack of communication between stakeholders is a challenge and driver to sustainable planning problems according to 30% and 10% of the respondents respectively. Moreover, respondents underlined that lack of communication is also a source to lack of participation (30%) and planning problems (20%). Likely, during the interviews, 30% of the respondents mentioned that the community has become insensible and there is a disbelief to institutions because of their previous experiences where their ideas could not make it through during the urban planning process. Moreover, during the qualitative data analysis, it has been found out that the lack of communication between stakeholders is the second most critical issue related to the problems in sustainable urban regeneration planning. The importance of the stakeholders according to the literature review is highlighted in table 6.8.

All the communication problems can be solved by putting stakeholders in the centre of the heritage-led urban regeneration planning process for continuous communication through all phases of its life cycle. The significance of this proposal is highlighted in table 6.9 where the references for stakeholders from the literature are related to the phases of the conceptual planning framework. Therefore, the second version of the conceptual framework is constructed by validating the elements of the initial framework through semi-structured interviews and

presented in Figure 6.12, where stakeholders are put at the heart of all phases of the heritage-led urban regeneration planning process to foster sustainability.

Table 6.8: Importance of Stakeholders with Literature Review and Interview Results

Literature review	Interview Results (Table 6.1)
(Peerapun, 2012), (Simeon & Martone, 2014)	Lack of Communication
(Eizenberg & Jabareen, 2017)	Insensible community
(Eizenberg & Jabareen, 2017)	Disbelief to Institutions
(Eizenberg & Jabareen, 2017), (Peerapun, 2012)	Lack of Continuous Participation

Table 6.9: Relationship of identified phases with stakeholders by literature review

Literature review	Phases
(Said et al., 2013)	Diagnosis
(Simeon & Martone, 2014)	Formulation
(Hajer, 2003), (Pfeffer et al., 2013)	Structure
(Mumtaz, 2001), (Bevilacqua et al., 2014)	Implementation
(Kropp & Lein, 2013)	Evaluation

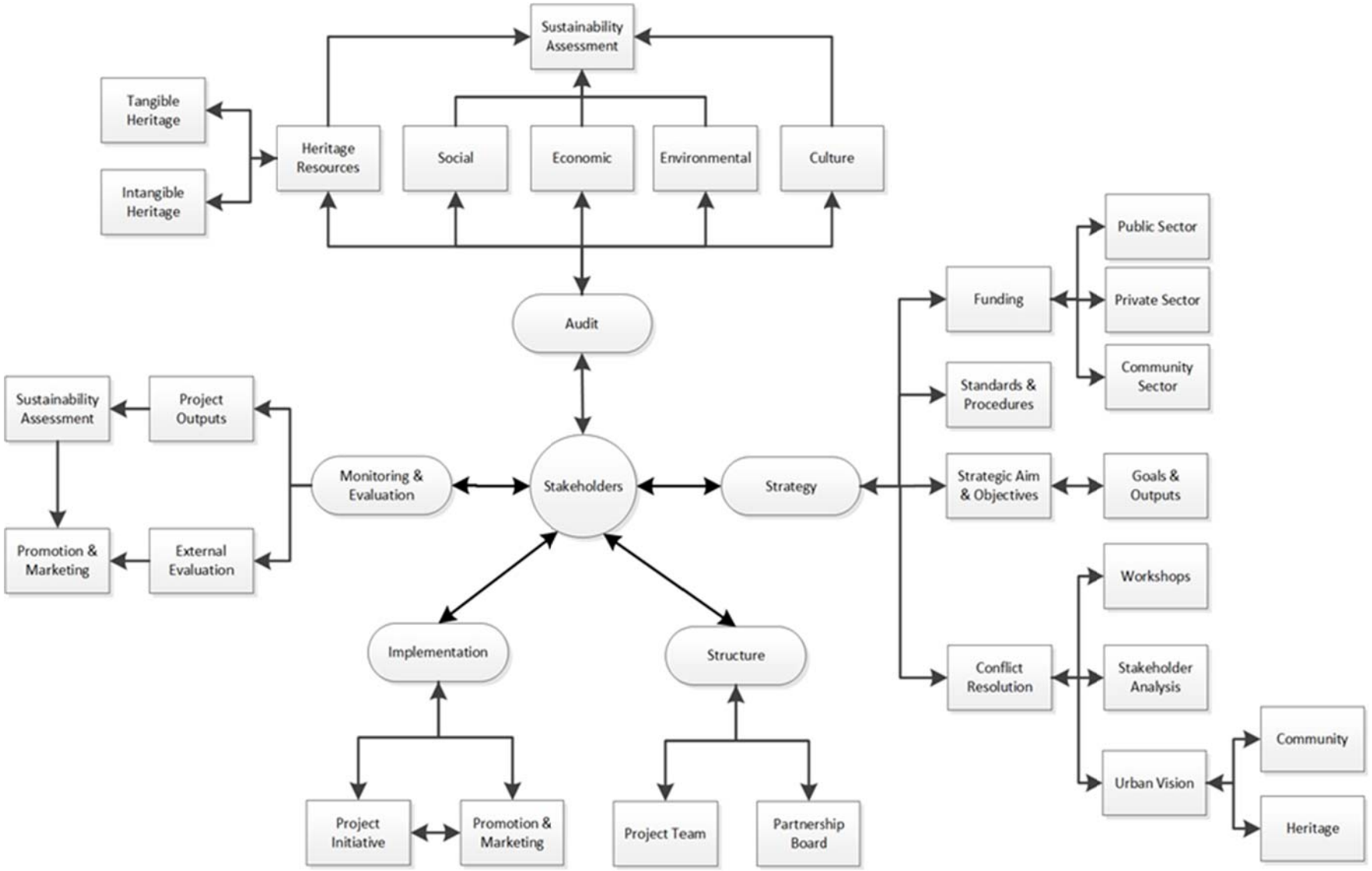

Figure 6.12: Second version of the conceptual framework.

6.6 Suggested Improvements

The idea of collaborative planning is implemented within the framework of instruments in urban regeneration. Within the execution of participatory regeneration project, a delegation of power to the residents and duty in decision making and empowerment needs to be included to acquire institutionalisation. It likewise involves the development of collective models of administration that, aside from making conceivable the discourse between various stakeholders, prompts the change of local and multi-level administration. The incorporation of the collectivism in urban regeneration planning includes the knowledge of the local residents and experts, in this manner, to be utilized by keeping both in mind to better recognize the reasons for deprivation in the urban area and outline more efficient urban regeneration strategies (Hurtado, 2015).

It is also significant to state at this point that 90% of the respondents reflected that there is a lack of knowledge among the local community and this is the main source of conflict in heritage-led urban regeneration projects that need to be overcome. In addition, the lack of knowledge is identified as the most referred problem as given in Table 6.1. Consequently, in the following subsection, the results of the questionnaire survey will be explained, where the existence of lack of knowledge among local community will be explored by quantitative analysis. Besides, the same questions are asked to professionals to check knowledge levels of the ones, who have major control in the sustainable planning process. Moreover, the perception difference towards sustainability will be measured in another section of the questionnaire distributed to same respondents to highlight the connection between them.

Lastly, the elements that are identified in the first version of the theoretical framework is validated by semi-structured interviews. Further, the stakeholders are recognised as an important element after conducting the content analysis. Moreover, the results highlighted that

according to the experts, there is a lack of knowledge towards sustainable heritage-led urban regeneration among the local community and it is the main source of conflict between them. Moreover, the difference in sustainability perception is also acknowledged as a challenge during the analysis. In this chapter, phases 2 and 3 of research design are also accomplished. The relationship between lack of knowledge and perception difference is remained to be questioned in the following chapter.

Chapter 7: Quantitative Data Collection and Analysis

7.1 Introduction

In this chapter of the thesis, the suggested improvements from the previous chapter will be assessed by conducting a questionnaire survey and data analysis. Therefore, the structure of the chapter will be as given below:

- Questionnaire Design.
- Sampling of the data.
- Results of the data Analysis.

7.2 Questionnaire Design

The questionnaire is designed to have two separate sections in total. A copy of the participant invitation letter and questionnaire can be seen in Appendix B. There are, in total, 25 questions in the questionnaire survey. It is divided into two sections: The first section is targeted to find a lack of knowledge in heritage-led urban regeneration within the local community in the walled city of Famagusta and professionals from governmental bodies. In addition, a lack of knowledge among the residents is identified during interviews as a source of difference in sustainability perceptions. Thus, the first section of the questionnaire is prepared to explore deficient areas where the participants will be failing to answer and to validate the existence of it. However, the same test is applied to professionals too to find out if the circumstances are mutually exclusive or not. Consequently, if there is any knowledge deficiency among the community or professionals, a knowledge management system would be introduced to improve the theoretical framework by knowledge empowerment and contribution to sustainable planning processes. Therefore, 15 questions in Section 1 are established as closed questions

randomly under heritage conservation, sustainability, funding, urban development, and sustainable planning concepts. The structure of the answers is constructed as “true”, “false”, and “don’t know” choices. With the purpose of reducing the probability that the participants are guessing the true answers, the “don’t know” choice is included in the answers.

7.2.1 Identification of Lack of Knowledge

Answers to questions in section 1 part of the questionnaire are as follows:

Q1.) The regeneration of a single building or group of historic buildings and public spaces have no effect on the improvement of a wider urban area.

False – stated that “The regeneration of a single building or group of historic buildings and public spaces can initiate improvement of a wider urban area” (p. 16).

Q2.) The historic environment plays an important role in creating jobs and supporting small businesses during regeneration activities.

True - Great Britain: Parliament: House of Commons: ODPM: Housing, Committee, and Bennett (2004) stated that “the results of research in the USA which showed the important role played by the historic environment in creating jobs, attracting tourists, supporting small businesses” (p. 9).

Q3.) Social and cultural regeneration reinforces local cultures, inspiring a greater sense of pride and confidence in a neighbourhood

True - towns and regions (2007) stated that “Social and cultural regeneration reinforces local cultures, instilling a greater sense of pride and confidence in a neighbourhood” (p. 16).

Q4.) Anyone can participate in the planning process of regeneration activities.

True – Communities (2005) stated that "enhance the participation of the citizens in decision making. Inform citizens about their impact on the environment and their options for making more sustainable choices" (p. 1).

Q5.) Public sector investment is a catalyst for wider regeneration.

True – towns and regions (2007)stated that "local authority investment in the historic environment as a catalyst for both attracting additional private and public investment, as well as wider regeneration beyond the initial building or area." (p. 90).

Q6.) Private investment is desirable in heritage led urban regeneration.

True - Hemphill, Berry, et al. (2004) stated that "the public-sector spend on regeneration policy measures has been close to £10 billion with a further spend by the private sector and other agencies of £38 billion over the period 1981–2000." (p. 726).

Q7.) Local community has no involvement in the planning process

False – Peerapun (2012) stated that "Since participation of relevance stakeholders are crucial to participatory planning, it is essential for the planner to analyse various groups of stakeholders and types of participation." (p. 245).

Q8.) Unlisted buildings should be demolished for new use.

False - Great Britain: Parliament: House of Commons: ODPM: Housing et al. (2004) stated that "If you are on a site that is within a conservation area and there are unlisted buildings, conservation area consent will be required for demolition of such buildings. It could also have an ancient monument on it" (p. 87).

Q9.) Historic buildings can only be used in their original settings.

False - Pickard et al. (2004) stated that "George Ferguson's own Tobacco Factory Project is a fine example of heritage-led regeneration. The project emerged from the threatened demolition of the 19th century former Imperial Tobacco factories. Over the last seven years, George Ferguson has developed the Tobacco Factory as a multi-use building housing a theatre, restaurant, cafe bar, a 'fame' school, and offices. This has been widely acknowledged as the principal driving force for the remarkable regeneration of the area" (p. 2).

Q10.) Conservation of historic buildings improves quality of life in the area.

True – Vicente et al. (2015) stated that "The physical refurbishment of historic city centres provides the means for the social revitalization of communities and neighbourhoods, economical attraction and improvement of the quality of life" (p. 2).

Q11.) Heritage has no role in strengthening the community's pride.

False - towns and regions (2007) stated that "Local Identity and Pride – retaining key distinctive buildings with regard to the local history and culture" (p.17).

Q12.) Successfully implemented projects are considered as Sustainable.

False – Kropp and Lein (2013) stated that "The challenge, however, is that sustainability is realized over a nonspecific time horizon, and sufficient uncertainty exists in both definition and practice that frustrate the clear delineation between sustainable and unsustainable outcomes." (p. 1).

Q13.) European Union has no interest in Heritage and urban development in Northern Cyprus.

False – Commision (2013) stated that "Under two grant schemes for community development projects, 37 applicants have been selected for financial support totalling 10.5 million. A new

grants scheme of around 2.8 million is in the pipeline that will build on the experience acquired in the local community." (p. 7).

Q14.) Heritage resources and property market have no interrelationship.

False – Dastidar (2007) stated that "As revitalization and regeneration gradually start making inner city areas expensive to live in, residents find they are unable to pay the increased rents, taxes and services and are then forced to sell-out." (p. 2).

Q15.) Tourist attraction has more value over than local attraction.

False - Great Britain: Parliament: House of Commons: ODPM: Housing et al. (2004) stated that "The whole business of bringing historic buildings back into use is about finding end users. If we are clever about finding those end users in relation to community need, maybe housing need or whatever, it ought to be possible, particularly making greater use of CPO powers" (p. 12).

7.2.2 Measurement of Perception Difference in Sustainability

In section 2 of the questionnaire, a pairwise comparison matrix is applied between heritage resources, environmental, economic, social and cultural baselines in order to explore the degree of importance in sustainable development. The aim of using a pairwise comparison matrix is to measure how much perception difference towards sustainability exist between local community who are closely experiencing the sustainability problems and professionals who are well equipped with theoretical background but not a resident.

7.3 Sampling of the data

The community who are living in the walled city of Famagusta and the professionals from governmental bodies are approached by the researcher in person. In total 88 local people and

12 professionals from governmental bodies such as Famagusta municipality and Department of Ancient Monuments and Museum are approached.

7.4 Results of Data Analysis

7.4.1 Lack of Knowledge

The charts which show the results of responses from community and professionals for each question from the conducted questionnaire are shown below in Figure 7.1, Figure 7.2 with relevant discussions. The questionnaire questions can be seen in Appendix B.1:

Figure 7.1: Community's responses to section 1 in questionnaires.

As shown above, participants from the local community have clearly failed to respond true to questions 4,9,12 and 15. Therefore, question 4 was asked to examine participant's knowledge through public participation in urban regeneration projects. However, results of question 7 indicate that 59% of the respondents know that the local community can participate in planning

activities. In conjunction with question 7 and question 4, it is noteworthy to mention that the local community fails (29%) to recognise the importance of citizen's participation in the urban planning process. Moreover, there is still room (59%) to increase the knowledge of local participation in the planning process. Further, question 9 has a rate of success as 48%. This question was the one the researcher was expecting much higher success rates since in the walled city of Famagusta the churches are converted and being used as mosques.

On the other hand, question 12 has the lowest knowledge value as 11% whereas the results clearly show that the community has very low knowledge about sustainability. In addition, it can be said that most of the respondents fail to know what sustainability is. The researcher has observed and come to this conclusion after receiving a question from most of the participants as "what sustainability is?". Furthermore, only 25% of the respondents answered question 15 truly. It is interpreted by the researcher that the knowledge of important contribution in attracting locals to regeneration areas is not present in the local community.

Finally, questions 5 and 6 need to be considered in detail. Even though, 43% of the respondents failed to answer question 5, it means that 43 people out of 100 are still lacking knowledge in the significance of public investments. Then, in question 6, half (50%) of the respondents answered it as true and showed the lack of knowledge about the contribution of private investment in heritage led regeneration projects. The total rate of correct responses considering all questions is 62% and it shows that there is an opportunity to improve the level of knowledge across the local community.

Figure 7.2: Professional's responses to section 1 in questionnaires.

As it can be seen from figure 7.2, the professionals from the governmental bodies have exemplary knowledge in 14 questions out of 15. The only question that they failed was question 15. As stated before, important contributions of attracting locals to sustainable development are discarded because of their lack of knowledge in this. However, after the researcher's explanation on the answer, professionals were admitting that they were answered it wrong.

During the survey, the researcher experienced lots of feedback from the respondents who were willing to know what they did not know. The 10-minute survey was mostly finishing in 30 minutes because of the ongoing conservation related to the questions after the survey. The maximum time which recorded was 1 hour 45 minutes with a local who loved to hear best practices from the world.

7.4.2 Sustainability Perception Difference

Analysis of section 2 from the questionnaire survey is conducted by applying pairwise comparison to sustainability dimensions stated in the methodology chapter. The questions can be seen in Appendix B.2. The participants are being asked to choose what is currently more important for them in terms of development. Pairwise comparisons are made between heritage resources, environmental, economic, social and cultural development choices. The results are as follows in Figure 7.3 and Figure 7.4.

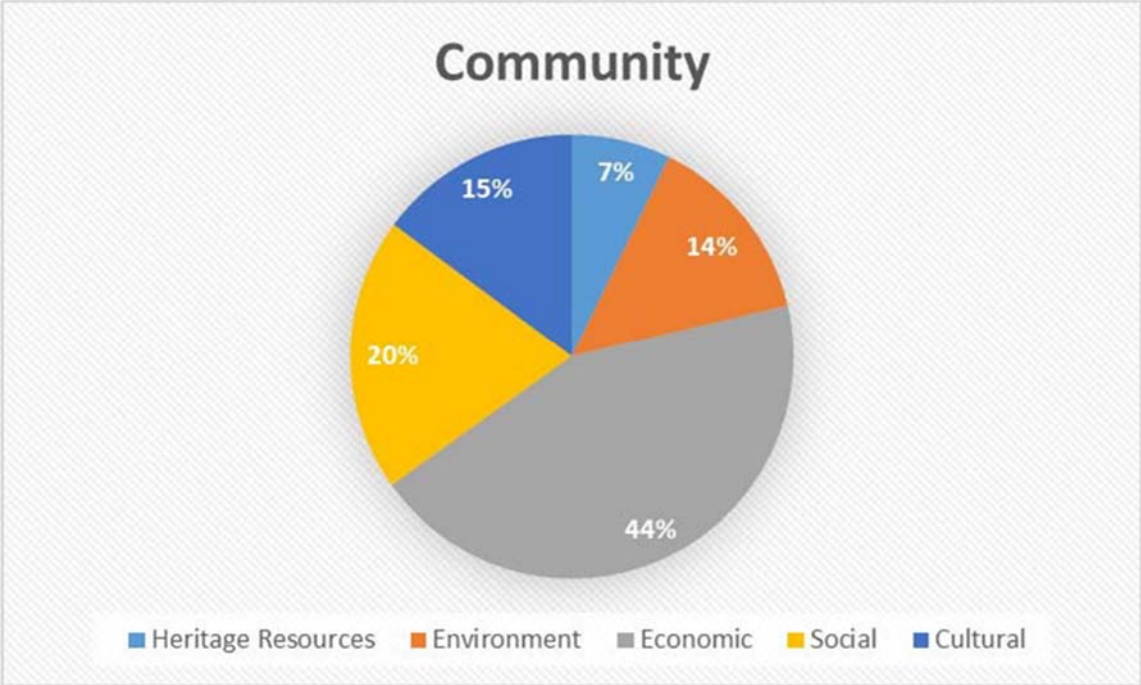

Figure 7.3: Section 2 data analysis for local community

Regarding figure 7.3, local community who are living in the walled city of Famagusta highlighted that any development plan which will be put into action needs to consider economic development on top, followed by social, cultural, environmental and heritage resources at the bottom. With a different point of view, for every 100 units of finance, 44 units need to be spent

on economic, 20 units on social, 15 units on cultural, 14 units on the environment and 7 units on heritage resources development in order to be regarded as sustainable development.

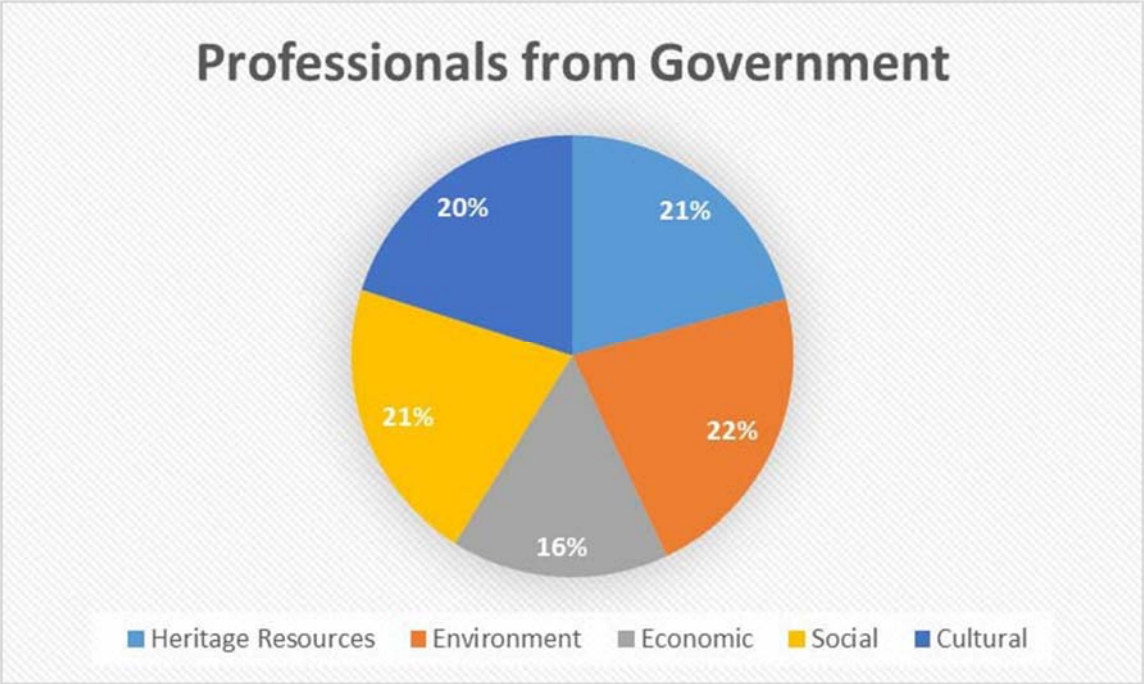

Figure 7.4: Section 2 data analysis for professionals from government

However, figure 7.4 shows that perception of professionals from the government on the sustainability of the case study area is different than the local community which is not surprising. As stated in chapter 2 of the thesis, sustainability differs from one geographical location to another. The main rationale is the perception of sustainability in that specific location that is perceived by the local community. Consequently, if a development plan will be prepared in the walled city of Famagusta without considering the local community's participation, the unsustainable outcome would be unavoidable. In addition, according to professionals, there is already sustainability in place for the case study area whereas community is considering it as not sustainable.

7.4.3 Reliability and Validity of the Data

Cronbach alpha measures the internal consistency of a test or scale and stated in numbers between 0 and 1. Internal consistency is used to ensure validation of a test beforehand a research will be used (Tavakol & Dennick, 2011).

Reliability of the questionnaire is assessed at the early stage of the survey. after conducting 20 questionnaires, SPSS software is used in order to find Cronbach Alpha value which shows internal consistency of the questionnaire. The original SPSS output is given in Appendix C. Briefly, Alpha Cronbach value was 0.725 which is considered reliable. Any alpha value above 0.7 is considered as internally consistent (Parmenter & Wardle, 1999).

Analytic hierarchy process (AHP) is a technique that helps decision makers to solve a multifaceted problem with many subjective and conflicting criteria such as investment decisions and ranking of projects (Ishizaka & Labib, 2011).

In the traditional AHP, the decision maker is prompted to specify exact pairwise comparisons between the sub-attributes for each attribute in each hierarchy level. Then, the comparison matrix is formed from the comparison ratios where major eigenvector provides the comparative weights of the sub-attributes (Leung & Cao, 2000),

A consistency test needs to be applied to pairwise comparisons to make sure that priorities concluded from AHP are consistent or not. Saaty (1977) has developed consistency ratio and consistency index measures to test the consistency of the priorities. The consistency ratio is calculated for the reliability and validity of the research data. The result showed that the data analysed for community and professionals had a consistency ratio of 0.024 and 0.019 respectively. Moreover, any value less than 1 is considered as consistent (Alonso & Lamata, 2006).

Finally, it is noteworthy to mention that referring to chapter 2 of this thesis, conflict mitigation is important in public participation. It is hard to reach on a consensus in a debate with someone who has an idea without any supporting knowledge. Therefore, a knowledge management system in order to empower knowledge of the stakeholders who participate in heritage led urban regeneration planning is needed. The problem of conflict can be mitigated with this tool.

7.5 Final Version of the Conceptual Framework

The final version of the conceptual framework is based on many steps taken before. Firstly, each phase of sustainable planning life cycle is formed by relating critical literature review with interview results. Then, the life cycle phases are used to establish the foundation of the second version of the conceptual framework by introducing stakeholders' element in the centre of the phases which is also identified by literature review and qualitative analysis. Lastly, quantitative data analysis is used to exploit the second research objective that is shaped through qualitative data analysis as a lack of knowledge and communication are being the main challenge in sustainability dimensions. The results proved that there is a lack of knowledge among the local community and the gap in the perception of sustainability was vast.

On the other hand, Fenster and Kulka (2016) stated that despite, the local community and professionals have conflict and lack of consensus on decision making of an alternative, there is a possibility that it will still lead to a positive change when the necessary time is given to the local community to experience and accept the changes. However, it is necessary to take precautions to mitigate conflict as much as possible. Consequently, in the last version of the framework, a Knowledge Management System (KMS) is introduced in the strategy formulation phase according to the results of qualitative and quantitative data survey to complement lack of knowledge and perception difference problem as aforementioned. Moreover, a complete life cycle model is established by creating transitions between phases. Besides, follow-up problem

which was identified as a source of sustainable planning problems is overcome by introducing a complete life cycle model where the diagnosis of the problem will follow the evaluation phase and a continuous sustainability assessment will be conducted against deprivation by a detailed audit in the regenerated area. The final version of the conceptual framework named “Eye of Sustainable Planning” is given in Figure 8.1.

The philosophy behind stakeholders being as a pupil of an eye is that starting from diagnosing phase, stakeholders will have a clockwise in depth look to all the phases of the heritage-led urban regeneration projects. Moreover, continuous participation and communication of stakeholders will promote holistic planning and management. In addition, the perception difference between the local community and the professionals can be overcome by the communication effectiveness of the “Eye of Sustainable Planning”. Consequently, this life cycle model will support the sustainability of the heritage-led urban regeneration planning framework.

This model is validated by experiences of professionals from diverse governmental bodies that can be seen in Figure 6.1 and the local community who are currently living in the case study region. Thus, successful integration of sustainable planning elements in heritage-led urban regeneration projects creates robustness of the conceptual framework. Moreover, the elements which are identified during data analysis and integrated into the framework reflect the actual views of managerial authorities towards planning problems. Therefore, project managers will favour using the conceptual framework to make sure all the essentials are covered at all phases of the renewal project’s life cycle. Briefly, it will enable them to keep an ‘eye’ on the project and foster sustainable planning in heritage-led urban regeneration projects.

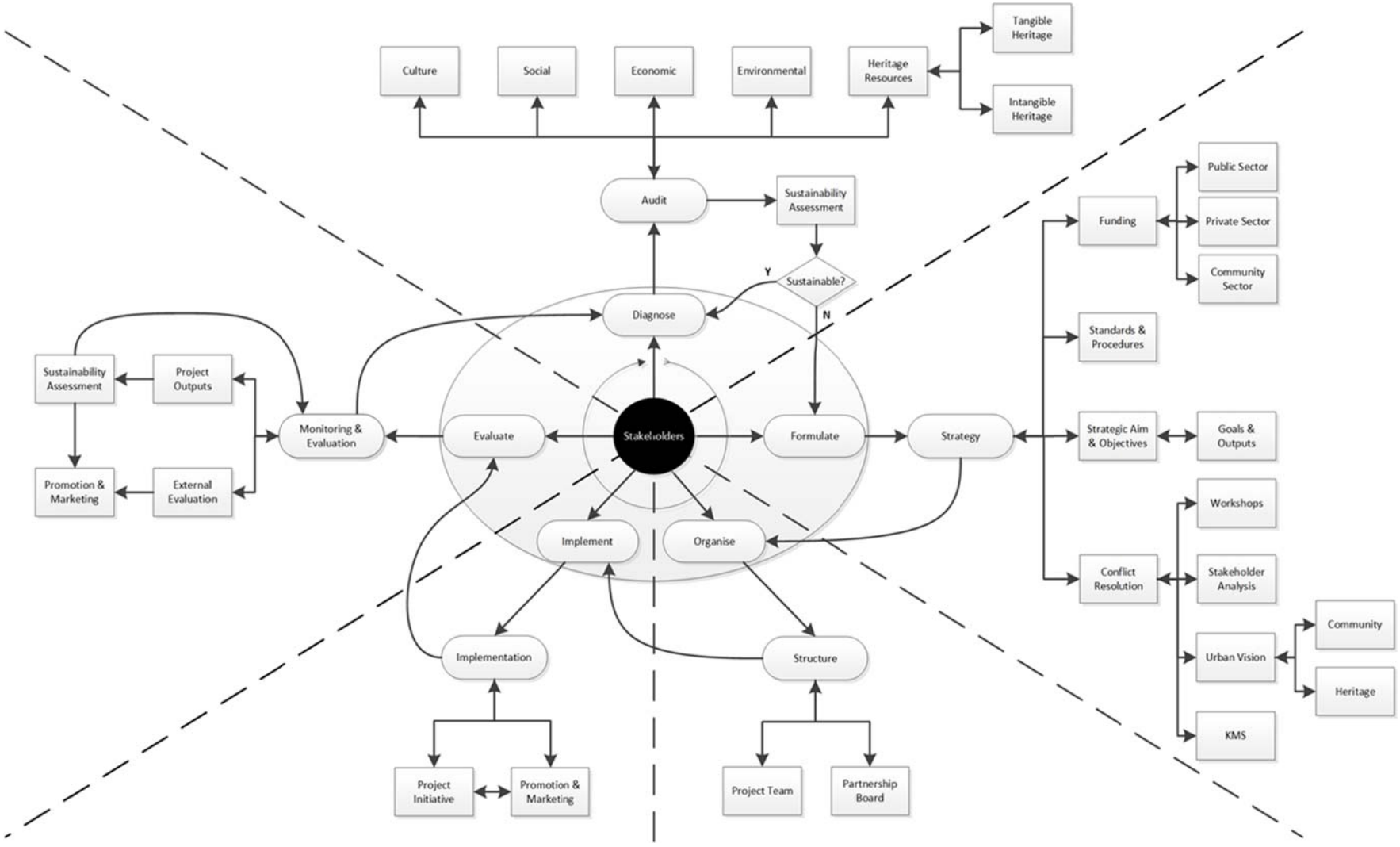

Figure 7.5: Eye of sustainable heritage-led urban regeneration planning framework

Chapter 8: Conclusions and Recommendation

8.1 Conclusions

This research was conducted in a quest to create a conceptual sustainable planning framework for heritage-led urban regeneration projects to aid decision-making in the planning process. The literature review clearly identified the problem of perception difference towards sustainability between the local community and professionals, resulting in a conflict in participatory planning. However, diverse groups and interests in the planning process create conflict and consensus building on a plan, and its implementation becomes hard to achieve. In addition to this, one of the most significant challenges for urban regeneration planning is the implementation and integration of sustainable development within a management framework for urban development. Besides, it is underlined that there is no common vision based on mutual understanding between stakeholders and it is the main source of conflict between stakeholders.

A literature review is used as a source to develop the initial version of the framework. Afterwards, content analysis of interviews validated the elements of the conceptual framework and a second version was developed after adding stakeholders into the heart of the framework to overcome communication and participation problems. Despite the knowledge of the local community being sometimes considered as more valuable than the knowledge professionals possess, content analysis results showed that professional participants believe that a lack of knowledge exists among the local community. Therefore, a questionnaire survey was conducted to validate the existence of sustainability perception differences between them and exploit knowledge levels of the local community and professionals.

The results showed that there is a huge perception difference between them, and the knowledge levels of the local community about heritage-led urban regeneration projects were not satisfactory. Besides, it is observed that the local community was eager to learn more and for that reason, surveys were taking more time than usual. Consequently, a difference in sustainability perception and lack of knowledge among the local community is validated and a knowledge management system is introduced in the final version of the framework to empower the knowledge of stakeholders. By doing so, knowledge levels of stakeholders in sustainable heritage-led urban regeneration planning will increase and reach a point where all the stakeholders will share the same vision. Indeed, the conflict will be mitigated and consensus on decision-making will lead to more sustainable outcomes for the project.

At the end of the research, all research questions are answered successfully. First of all, the steps project managers need to take for sustainable heritage-led urban regeneration planning in Northern Cyprus are identified under five planning phases: diagnosing the problem, strategy formulation, organising structure, implementation, and evaluation.

Then, the second question is satisfied by associating elements of the sustainable planning process for project managers in heritage-led urban regeneration projects as follows:

- conducting a detailed audit under five sustainability dimensions, namely social, economic, environmental, cultural and heritage, in diagnosing the problem phase;
- exploring opportunities for funding in public, private and community sectors, setting the standard and procedures, formulation of strategic aim and objectives with the targeted goals and outputs, conflict resolution by conducting workshops, stakeholder analysis, urban vision, and knowledge management system in the strategy formulation phase;
- creating a partnership board and project team in the organising structure phase;

- initiating the project and marketing & promotion in the implementation phase;
- evaluating the success of the project by external evaluators, promotion & marketing for creating an early win image, measuring project outputs and conducting sustainability assessment in the evaluation phase.

In addition, the third research question is addressed by acknowledging the sources of conflict between professionals and the local community in the context of a sustainable urban planning process as lack of knowledge among the local community and the existence of sustainability perception differences between local community and professionals from governmental departments.

Finally, the sources of the problems in sustainable heritage-led urban regeneration planning are recognised to satisfy the fourth research question. The findings showed that the main sources of the problems are lack of knowledge, lack of communication, unorganised structure, funding, implementation, and conflict.

8.2 Contribution to Knowledge

This research contributes the literature by integrating sustainable heritage-led urban regeneration into a planning framework. Indeed, by doing so, the first research question is answered successfully. Then, perception differences between the local community and professionals and lack of knowledge towards heritage-led urban regeneration among local community are exploited. These two identified sources of conflict also answer the second research question. Consequently, a knowledge management system is proposed to empower the knowledge of the local community to mitigate conflict and foster sustainable planning. On the other hand, all the research objectives identified in the introduction chapter are satisfied at the end of the research. Thus, all the research questions are answered by conducting this research.

The ‘eye of sustainable planning’ can be widely used in heritage-led urban regeneration projects by project managers. It contains all the elements recognised in the case study area and it is open to improvements. The validation of interviews with the critical literature review proves the strong infrastructure that it has. On the other hand, the conceptual framework is formed based on the data collection from case studies examined in Cyprus. Therefore, due to these aspects, there would be a limitation to generalise this method globally. Although, it sounds limited to the country that the case study is conducted, the ‘eye of sustainable planning’ framework can be extended to the other countries by adopting the approach introduced and applied in other countries with country specific case studies. In a way, the ‘eye of sustainable planning’ proposed in this research can be the foundation for a generalised sustainable planning framework in heritage-led urban regeneration projects.

Then, regardless of what type of partnership is involved in heritage-led urban regeneration projects, effective planning and control are crucial for all project managers from different administrative units. Even though there will be no partnership approach in a project, there would be many decision-makers and planners from different governmental departments; as a consequence, a sustainable planning tool is necessary to assist the planning and decision-making process for all. The conceptual framework that is constructed in this research can satisfy this practical requirement.

Lastly, it is important to underline that this research is based on the experiences of experts and the need of the local community that lives in Northern Cyprus. In addition, the conceptualised sustainable planning framework is customised to the case study area. Therefore, this study is the first one in the literature that offers a sustainable heritage-led urban regeneration planning tool to aid decision-makers.

8.3 Recommendations for Further Studies

For future researchers, it is advised to apply the adopted methodological approach to different geographical case study areas and update the conceptual framework accordingly. It is noteworthy to state at this point that the context of sustainability differs according to geographical location and it is important to highlight that a customised model of a planning framework is the one that achieves sustainability in the projects. In addition, a test and retest of reliability are recommended to be conducted on the local community to measure the change in knowledge and sustainability perception levels after knowledge empowerment.

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Appendices

Appendix A

1. Do you have any role in urban regeneration planning in Northern Cyprus?
    a. Probe: Who are the other stakeholders in planning and decision making process?

2. Do you think that there are sustainable planning problems in Northern Cyprus?
    a. Probe: What are the main sources?

3. What are the challenges with sustainability dimensions such as social, economical, cultural, environmental and heritage resources?
    a. Probe: Internal Challenges?
    b. Probe: External Challenges?
    c. Probe : Drivers?

4. Why the perception in terms of sustainability differs between community and professionals?
    a. Probe: Lack of public participation?
    b. Probe: Lack of knowledge?
    c. Probe: any measures for conflict mitigation?

5. Do you follow any standards and/or procedures in planning process?
    a. Probe: Any need for a sustainable planning framework?

Appendix A. 1: Draft Interview Guide

Participant Invitation Letter

XXX
PhD research student
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University of Salford MANCHESTER

Sustainable Heritage led Urban Regeneration planning guide in Northern Cyprus.

Dear Madam/Sir,

My name is XXX and currently studying PhD at the School of the Built Environment, The University of Salford in the UK under the supervision by XYZ.

As part of the development process of my PhD study, you are kindly invited to participate in this survey. The research aims to develop a heritage led urban regeneration framework for governmental bodies who have authority over urban development and heritage conservation by involving community perception in order to aid sustainable planning and decision making process.

Your cooperation is most essential as the deliverable of the case study could be beneficial to the future of the city. All responses to this questionnaire would be kept strictly confidential and will only be used for academic purposes only. Once an appropriate data collection will be completed and analysed, the original data will be shredded.

Unless requested, the data collected may appear anonymously in the PhD dissertation and other related publications such as local and international journal. However, no personal details or details about the organisation will be disclosed.

Thank you.

Appendix A. 2: Participant Invitation Letter

Research Participant Consent Form

Title of Project: Sustainable Heritage led Urban Regeneration planning guide in Northern Cyprus.
Ethics Ref No:
Name of Researcher: XXX

(Delete as appropriate)

➢ I confirm that I have read and understood the information sheet for the above study (version x- date) and what my contribution will be.	**Yes**	**No**	
➢ I have been given the opportunity to ask questions (face to face, via telephone and e-mail)	**Yes**	**No**	
➢ I agree to take part in the interview	**Yes**	**No**	**NA**
➢ I agree to the interview being tape recorded	**Yes**	**No**	**NA**
➢ I agree to digital images being taken during the research exercises	**Yes**	**No**	**NA**
➢ I understand that my participation is voluntary and that I can withdraw from the research at any time **without giving any reason**	**Yes**	**No**	
➢ I understand how the researcher will use my responses, who will see them and how the data will be stored.	**Yes**	**No**	
➢ **I agree to take part in the above study**	**Yes**	**No**	

Name of participant ……

Signature ……

Date ……

Name of researcher taking consent ……

Researcher's e-mail address ……

Appendix A. 3: Participant Consent Form

Appendix B

Section 1: Knowledge on Heritage led Urban Regeneration

Questions	True	False	Don't Know
Q1.) The regeneration of a single building or group of historic buildings and public spaces have no effect on improvement of a wider urban area.			
Q2.) The historic environment plays an important role in creating jobs and supporting small businesses during regeneration activities.			
Q3.) Social and cultural regeneration reinforces local cultures, inspiring a greater sense of pride and confidence in a neighbourhood			
Q4.) Anyone can participate in the planning process of regeneration activities.			
Q5.) Public sector investment is a catalyst for wider regeneration.			
Q6.) Private investment is desirable in heritage led urban regeneration.			
Q7.) Local community has no involvement in planning process			
Q8.) Unlisted buildings should be demolished for new use.			
Q9.) Historic buildings can only be used in their original settings.			
Q10.) Conservation of historic buildings improves quality of life in the area.			
Q11.) Heritage has no role on strengthening the community's pride.			
Q12.) Successfully implemented projects are considered as Sustainable.			
Q13.) European Union has no interest in Heritage and urban development in Northern Cyprus.			
Q14.) Heritage resources and property market have no interrelationship.			
Q15.) Tourist attraction has more value over than local attraction.			

Appendix B. 1: Section 1 of the Questionnaire

Section 2: Degree of Importance in Heritage led Urban Regeneration Indicators

	Strongly Disagree									Neither Agree or Disagree					Strongly Agree
Q1.) Development of **Heritage resources** are more valuable than **Environmental** development	0	1	2	3	4					5	6	7	8	9	10
Q2.) Development of **Heritage resources** are more valuable than **Economic** development	0	1	2	3	4					5	6	7	8	9	10
Q3.) Development of **Heritage resources** are more valuable than **Social** development	0	1	2	3	4					5	6	7	8	9	10
Q4.) Development of **Heritage resources** are more valuable than **Cultural** development	0	1	2	3	4					5	6	7	8	9	10
Q5.) Development of **Environment** is more valuable than **Economic** development	0	1	2	3	4					5	6	7	8	9	10
Q6.) Development of **Environment** is more valuable than **Social** development	0	1	2	3	4					5	6	7	8	9	10
Q7.) Development of **Environment** is more valuable than **Cultural** development	0	1	2	3	4					5	6	7	8	9	10
Q8.) **Economical** development is more valuable than **Social** development	0	1	2	3	4					5	6	7	8	9	10
Q9.) **Economical** development is more valuable than **Cultural** development	0	1	2	3	4					5	6	7	8	9	10
Q10.) **Social** development is more valuable than **Cultural** development	0	1	2	3	4					5	6	7	8	9	10

Appendix B. 2: Section 2 of the Questionnaire

QUESTIONNAIRES

Research Topic: Sustainable Heritage led Urban Regeneration planning guide in Northern Cyprus.

XXX
PhD research student
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Overview of the Research Study

This survey is based on an ongoing PhD research study. The aim of this research is to develop a heritage led urban regeneration framework for governmental bodies who have authority over urban development and heritage conservation by involving community perception in order to aid sustainable planning and decision making process.

Questionnaire Survey Instructions

* There are 25 Questions divided into 2 sections in this survey:

1. In first section, questions are asked to test your knowledge regarding to heritage led urban regeneration.
2. In the second section, there are no right or wrong answers to the questions. Based on your personal perception, please rate the most appropriate answer for each question.

* It is necessary in this study that all questions are answered, as the questionnaire is designed to achieve particular research objectives, and it is hoped not to offend respondents in any way. If there is question(s) that you are unwilling or unable to answer, you may skip to answer it and continue answering the remainder of the questionnaires.

* Remember that both your identity and that of the company you work for will remain strictly confidential.

Appendix B. 3: Questionnaire Instructions

Appendix C

```
RELIABILITY
  /VARIABLES=VAR00001 VAR00002 VAR00003 VAR00004 VAR00005 VAR00006 VAR00007 V
AR00008 VAR00009 VAR00010 VAR00011 VAR00012 VAR00013 VAR00014 VAR00015
  /SCALE('ALL VARIABLES') ALL
  /MODEL=ALPHA
  /STATISTICS=DESCRIPTIVE SCALE
  /SUMMARY=TOTAL.
```

Reliability

```
[DataSet0]
```

Scale: ALL VARIABLES

Case Processing Summary

		N	%
Cases	Valid	20	100.0
	Excluded[a]	0	.0
	Total	20	100.0

a. Listwise deletion based on all variables in the procedure.

Reliability Statistics

Cronbach's Alpha	N of Items
.725	15

Item Statistics

	Mean	Std. Deviation	N
VAR00001	.9000	.30779	20
VAR00002	1.0000	.00000	20
VAR00003	.9500	.22361	20
VAR00004	.4500	.51042	20
VAR00005	.9000	.30779	20
VAR00006	.5500	.51042	20
VAR00007	.7000	.47016	20
VAR00008	1.0000	.00000	20
VAR00009	.4500	.51042	20
VAR00010	.9000	.30779	20
VAR00011	.9500	.22361	20
VAR00012	.2500	.44426	20
VAR00013	.8500	.36635	20
VAR00014	.8500	.36635	20
VAR00015	.3500	.48936	20

Item-Total Statistics

	Scale Mean if Item Deleted	Scale Variance if Item Deleted	Corrected Item-Total Correlation	Cronbach's Alpha if Item Deleted
VAR00001	10.1500	6.134	.159	.726
VAR00002	10.0500	6.471	.000	.729
VAR00003	10.1000	6.305	.103	.728
VAR00004	10.6000	5.095	.484	.690
VAR00005	10.1500	5.713	.451	.700
VAR00006	10.5000	5.421	.332	.713
VAR00007	10.3500	5.397	.390	.704
VAR00008	10.0500	6.471	.000	.729
VAR00009	10.6000	4.989	.535	.682
VAR00010	10.1500	5.924	.302	.714
VAR00011	10.1000	5.989	.394	.710
VAR00012	10.8000	5.116	.576	.678
VAR00013	10.2000	5.537	.464	.696
VAR00014	10.2000	5.642	.399	.703
VAR00015	10.7000	6.011	.092	.745

Scale Statistics

Mean	Variance	Std. Deviation	N of Items
11.0500	6.471	2.54383	15

Appendix C. 1: SPSS Cronbach Alpha Test for Section 1

Appendix D

University of Salford MANCHESTER

Research, Innovation and Academic Engagement Ethical Approval Panel

Research Centres Support Team
G0.3 Joule House
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21 June 2016

Dear Kagan,

RE: ETHICS APPLICATION ST16/101 – Sustainable Heritage led Urban Regeneration planning guide in Northern Cyprus

Based on the information you provided, I am pleased to inform you that your application ST 16/101 has been approved.

If there are any changes to the project and/ or its methodology, please inform the Panel as soon as possible by contacting S&T-ResearchEthics@salford.ac.uk

Yours sincerely,

[redacted]

Prof Mohammed Arif
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Appendix D. 1: Ethical Approval from Salford University